





24 Beidr Iorwg

Barry, Barry

Impressive five bedroom detached home located in the popular Pencoedre Village. Split-level design over three floors with tasteful interior. Open plan kitchen/diner ideal for gatherings. Generous rear garden. EPC C69. Close to amenities & transport. A perfect blend of luxury & convenience.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- PENCOEDTRE VILLAGE LOCATION
- SPLIT LEVEL OVER THREE FLOORS
- WELL PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/DINER IDEAL FOR ENTERTAINING
- FIVE BEDROOMS
- CLOAKROOM, FAMILY BATHROOM PLUS AN EN-SUITE TO THE MASTER BEDROOM
- GENEROUS REAR GARDEN
- EPC C69
- CLOSE PROXIMITY TO LOCAL AMENITIES, EXCELLENT TRANSPORT LINKS





GROUND FLOOR

Hallway

Entrance via a composite front door with two opaque glazed panels. Laminate wood effect flooring, smooth walls and a smooth coved ceiling. A radiator and a door leading into the lounge.

Lounge

15' 0" x 11' 2" (4.57m x 3.40m)

Laminate wood effect flooring, smooth walls with a wallpapered feature wall and a smooth coved ceiling. A large front aspect window, a radiator and a door leading through to the inner hallway.

Inner Hallway

Accessed via the lounge, the inner hallway has laminate wood effect flooring, smooth walls and a smooth ceiling. Doors lead off to the cloakroom, bedroom four, bedroom five/office and the utility room. A carpeted staircase with a wooden balustrade descends to the lower ground floor open plan kitchen/diner and ascends to the first floor.

Cloakroom

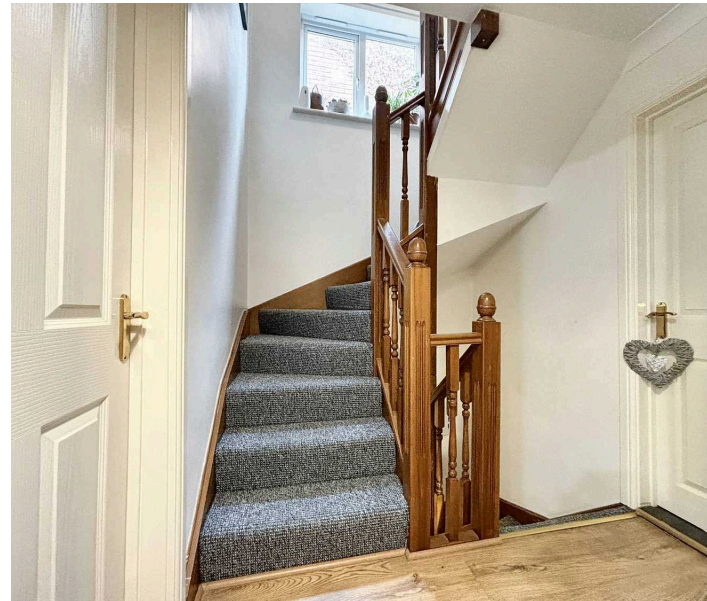
4' 6" x 3' 2" (1.37m x 0.97m)

Vinyl tiled flooring, smooth walls and a smooth ceiling. A two piece white suite comprising a WC and a wall mounted wash basin with stainless steel pillar taps and a tiled splashback. An opaque side aspect window and a radiator.

Bedroom Four

10' 8" x 9' 2" (3.25m x 2.79m)

Laminate wood effect flooring, smooth walls with a feature wallpapered wall and a smooth coved ceiling. A large rear aspect window and a radiator.





Bedroom Five/Office

9' 1" x 8' 8" (2.77m x 2.64m)

Laminate wood effect flooring, smooth walls and a smooth ceiling. A rear aspect window and a radiator.

Utility Room

7' 9" x 7' 4" (2.36m x 2.24m)

Laminate grey wood effect flooring, smooth walls and a smooth ceiling. White base level units, a white subway tiled splashback and a black worktop with a stainless steel sink inset and a stainless steel mixer tap overtop. Space and plumbing for a washing machine and tumble dryer. Space for an additional fridge/freezer as needed and a radiator.

LOWER GROUND FLOOR

Lower Ground Floor Hallway

Descend the carpeted staircase from the ground floor to the lower ground floor hallway, with tiled flooring, smooth walls and a smooth ceiling. Doors lead to a small storage cupboard and to the open plan kitchen/diner.

Kitchen/Diner

19' 7" x 12' 9" (5.97m x 3.89m)

Open plan kitchen/diner. Tiled flooring with smooth walls and a smooth coved ceiling. In the dining area there is ample space for a dining table and chairs, a modern vertical radiator and sliding glass doors leading to the garden. In the kitchen there are modern grey gloss eye and base level units and beautifully complementing light worktops with a stainless steel one and a half bowled sink inset with a stainless steel mixer tap overtop. Space and plumbing for a dishwasher and ample space for a large fridge/freezer. Integrated appliances include a single oven, a four ring gas hob and an extractor hood. There is a breakfast bar with space for up to three stools as needed and a rear aspect window.





FIRST FLOOR

Landing

A bright and airy carpeted landing with a side aspect window and doors leading off to three bedrooms and a family bathroom.

Bathroom

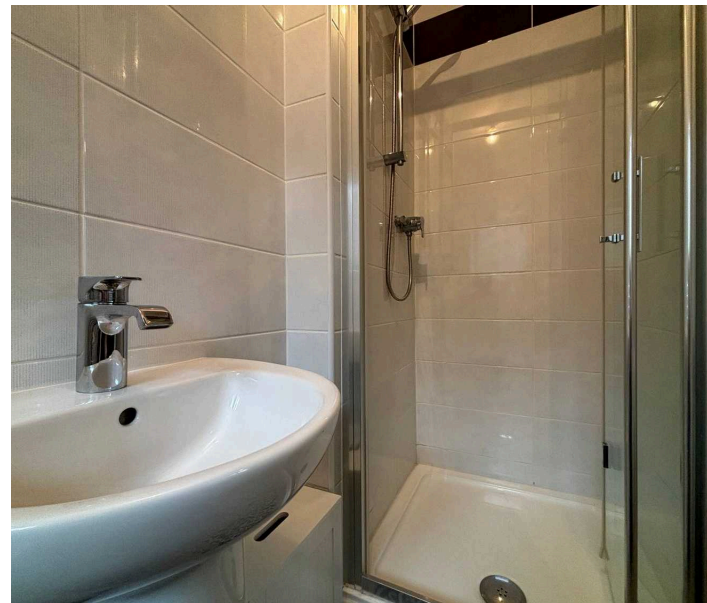
7' 3" x 6' 3" (2.21m x 1.91m)

Vinyl tiled flooring, smooth walls and a smooth ceiling. A three piece white suite comprising a WC, a pedestal wash basin with stainless steel pillar taps and a bath with a stainless steel mixer tap and rinser. The bath also has a stainless steel electric shower inset, with a rainfall shower head and separate rinser, plus a glass shower screen. There is full height tiling within the bath/shower, which continues along the back wall, providing a splashback around the wash basin and WC. An opaque rear aspect window, a radiator and an extractor fan.

Bedroom One

10' 1" x 9' 11" (3.07m x 3.02m)

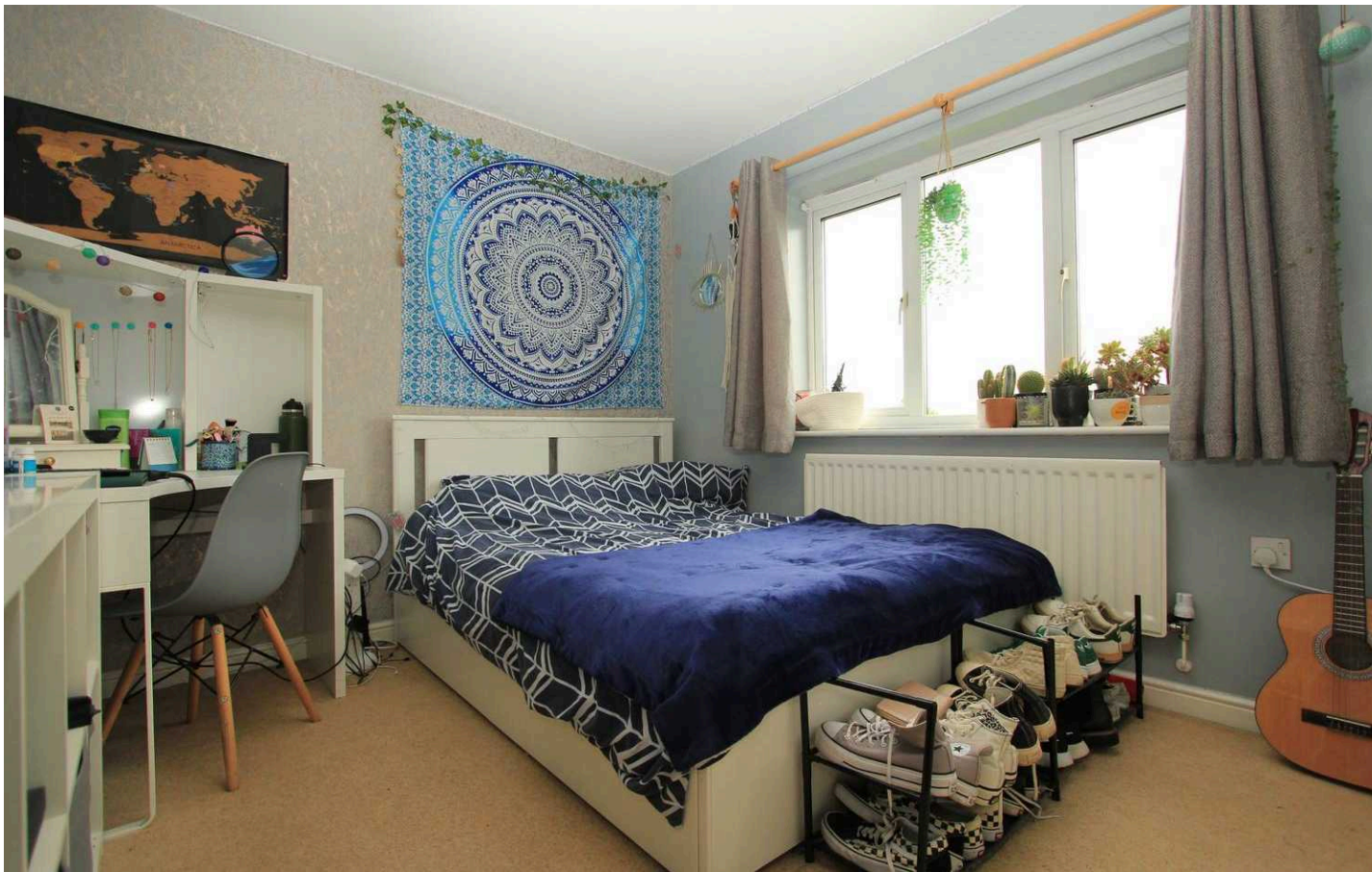
Carpeted with smooth walls and a smooth ceiling. A rear aspect window and a radiator. Fitted wardrobes and a door leading to an en-suite shower room. Measurements exclude the depth of the fitted wardrobes.



En-suite

7' 11" x 3' 0" (2.41m x 0.91m)

Vinyl tiled flooring, smooth walls and a smooth ceiling. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with a stainless steel mixer tap overtop and a walk-in shower cubicle with a stainless steel thermostatic shower inset and a folding glass shower screen. There is full height tiling within the shower cubicle and along the back wall providing a splashback for the wash basin. An opaque side aspect window and a stainless steel towel radiator.



Bedroom Two

11' 5" x 10' 0" (3.48m x 3.05m)

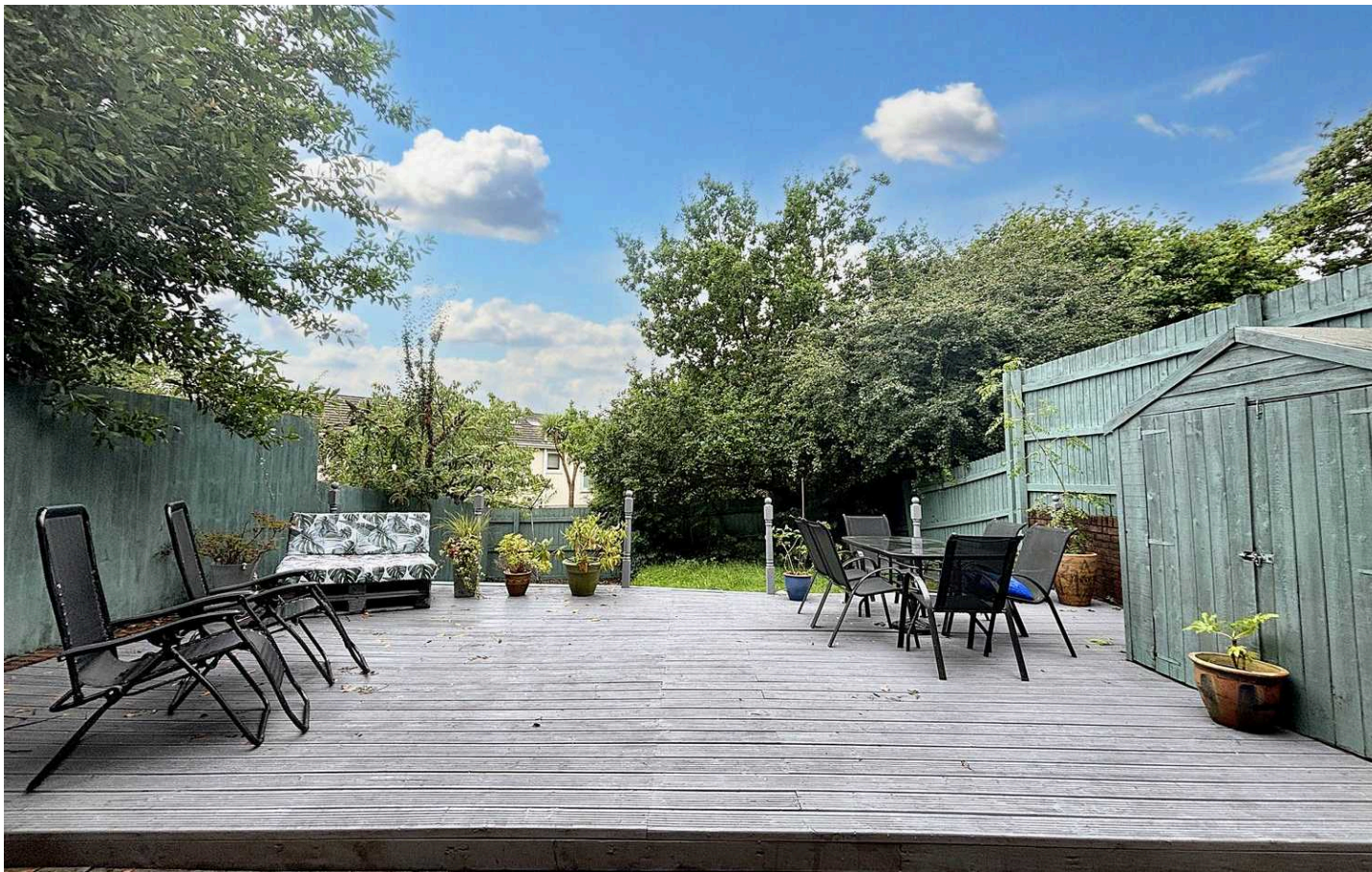
Carpeted, smooth walls with a feature wallpapered wall and a smooth ceiling. A rear aspect window and a radiator.

Bedroom Three

9' 4" x 7' 10" (2.84m x 2.39m)

Carpeted with smooth walls and a smooth ceiling. A rear aspect window and a radiator.





REAR GARDEN

A generous rear garden with potential to extend (subject to planning permission). A well-appointed patio and decking area, providing ample space for outdoor seating. A wooden shed for outdoor storage. Towards the rear of the garden there is an area of lawn and an area of decorative stone chippings with a washing line. There is an outside tap, outside lighting and side access to the front of the property. The garden is fully enclosed by well maintained fencing.

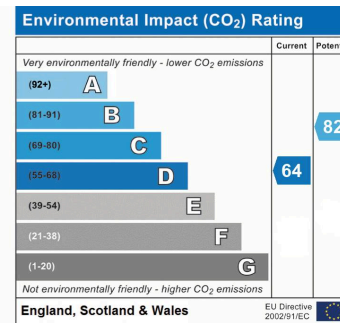
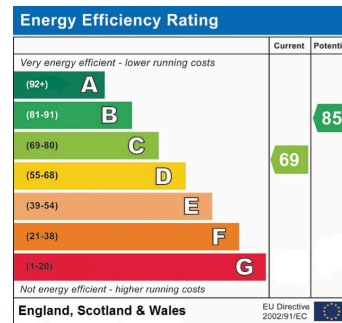
GARAGE

Single Garage

Half garage perfect for storage or a small vehicle.

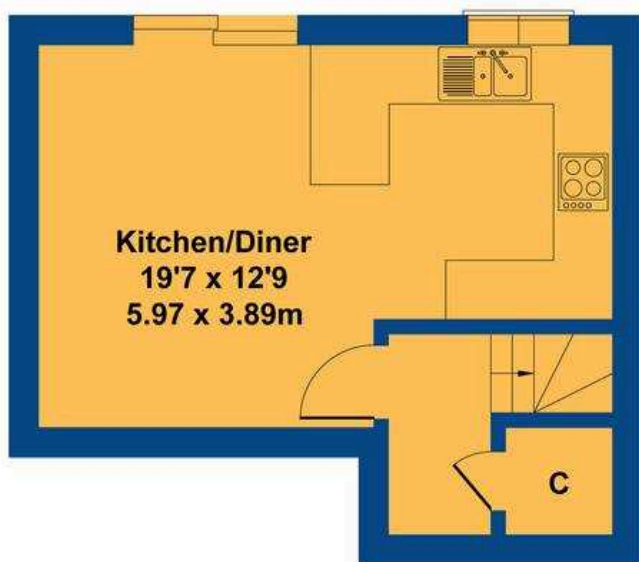
DRIVEWAY

2 Parking Spaces



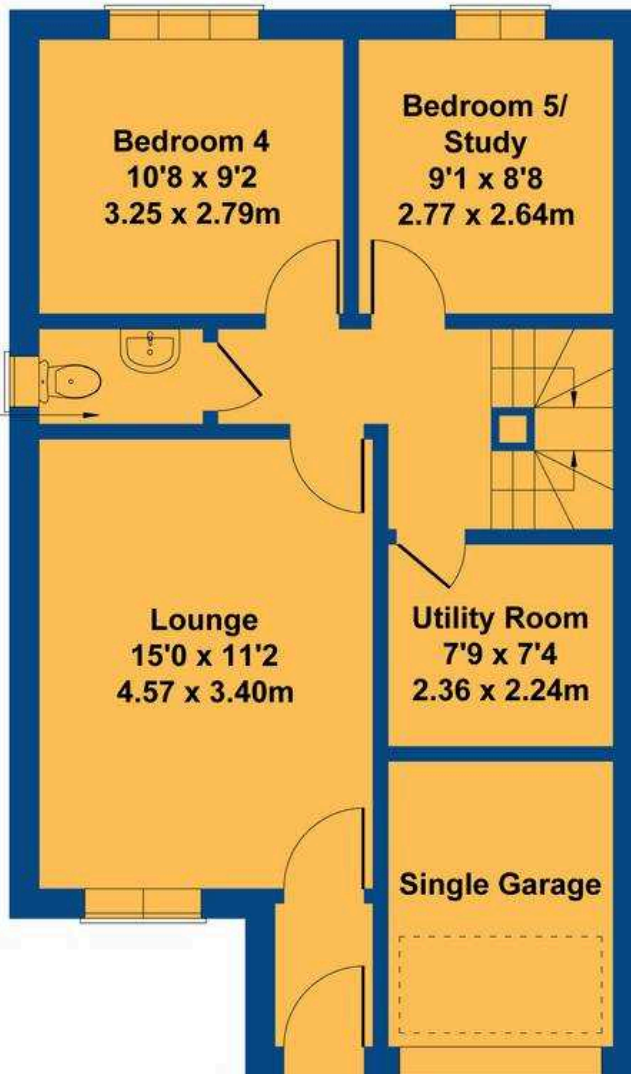
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Approximate Gross Internal Area
1324 sq ft - 123 sq m



Kitchen/Diner
19'7 x 12'9
5.97 x 3.89m

Cloakroom
4'6 x 3'2
1.37 x 0.97m



Bedroom 4
10'8 x 9'2
3.25 x 2.79m

**Bedroom 5/
Study**
9'1 x 8'8
2.77 x 2.64m

Lounge
15'0 x 11'2
4.57 x 3.40m

Utility Room
7'9 x 7'4
2.36 x 2.24m

Single Garage



Bedroom 2
11'5 x 10'0
3.48 x 3.05m

Bedroom 3
9'4 x 7'10
2.84 x 2.39m

Bedroom 1
10'1 x 9'11
3.07 x 3.02m

En-suite
7'11 x 3'0
2.41 x 0.91m

Bathroom
7'3 x 6'3
2.21 x 1.91m

LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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