





## 15 Coed-y-Capel

Barry, Barry

A well presented two double bed semi detached with garage and off road parking.  
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- EPC D67
- NO ONWARD CHAIN
- WELL PRESENTED SEMI DETACHED
- DRIVE PLUS DETACHED GARAGE
- KITCHEN DINER PLUS UTILITY



**Entrance Porch**

4' 8" x 4' 8" (1.42m x 1.42m)

**Living Room**

17' 6" x 13' 0" (5.33m x 3.96m)

Carpeted with front aspect window and stairs to first floor. Radiator. Wall mounted fire. Door to kitchen diner.

**Kitchen**

12' 11" x 9' 2" (3.94m x 2.79m)

Modern fitted eye level and base units with complementing work surfaces over and inset sink unit. Inset gas hob, oven under and cooker hood over. Space for appliances as required. Rear aspect window and door to utility.

**Utility**

6' 8" x 4' 6" (2.03m x 1.37m)

Fitted eye and base units. Rear aspect window.

**Landing**

Carpeted. Loft hatch and doors to two bedrooms and bathroom.



**Bedroom One**

12' 11" x 11' 7" (3.94m x 3.53m)

Carpeted double bedroom. Radiator.

**Bedroom Two**

12' 11" x 9' 0" (3.94m x 2.74m)

Carpeted double bedroom. Radiator.

**Bathroom**

8' 1" x 4' 8" (2.46m x 1.42m)

White suite comprising bath with shower over, close coupled WC and wash hand basin. Radiator. Opaque window.





#### **GARDEN**

Front garden with lawn and off road parking.

#### **GARDEN**

Enclosed rear garden with patio, lawn and decking.  
Access to garage.

#### **GARAGE**

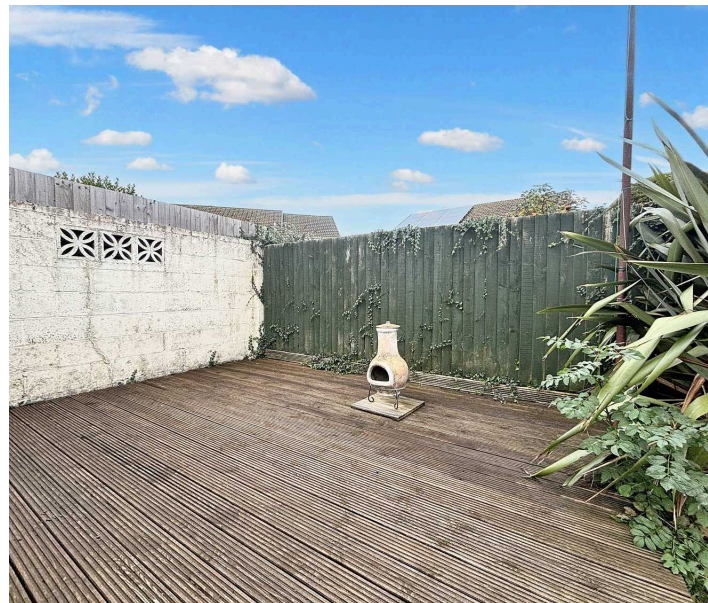
Single Garage

With up and over door.

#### **DRIVEWAY**

2 Parking Spaces

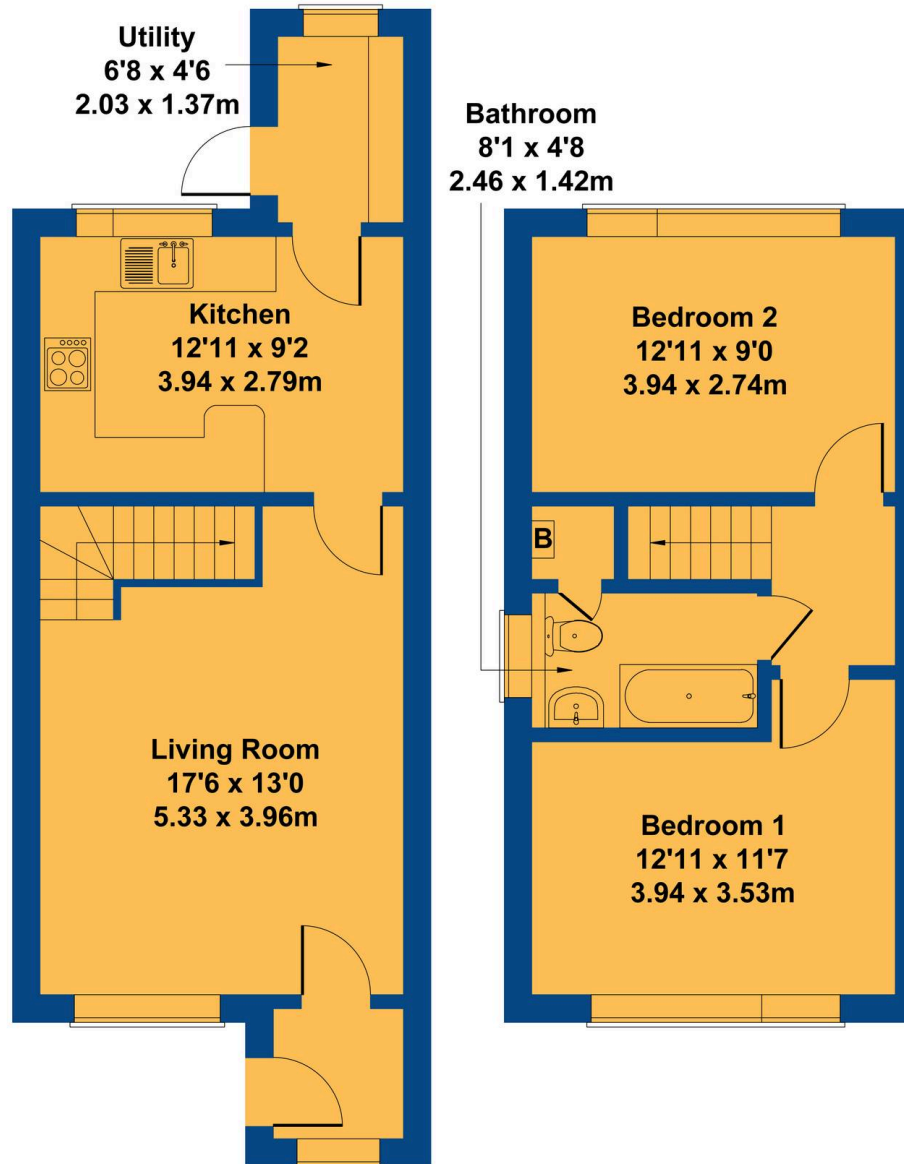
Off road parking for 2 possibly 3 cars





# 15 Coed-y-Capel

Approximate Gross Internal Area  
764 sq ft - 71 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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## Chris Davies Estate Agents

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