



CARN YR EBOL
BARRY CF63 1EH

ASKING PRICE OF
£229,950



COACH HOUSE



TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 537 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**** NEW **** A superb opportunity to acquire this detached coach house situated on the popular Pencoedtre Village and offering great links into Cardiff and the M4. The rarely available freehold apartment is offered with contemporary living accommodation a garage with a driveway and a private low maintenance rear garden. Briefly comprising entrance, stairs to the first floor, lounge/dining room, fitted kitchen, two double bedrooms and a bathroom. The property is immaculately presented and early viewing is advised to appreciate. EPC: C

DESCRIPTION

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LOCATION

Within walking distance to Barry town centre, close proximity of train and bus stations offering easy links into Cardiff City Centre, schools and a wide selection of shops.

ENTRANCE HALL

Entered via composite front door . Carpeted stairs rising to the first floor accommodation. Smooth plastered walls and ceiling. First floor landing with fitted carpet. Doors to all rooms and two storage cupboards, one housing boiler. . Access to the loft space boarded and with use for storage/workshop.

LOUNGE

18' 1" x 11' 2" (5.51m x 3.4m)
Double glazed window to the front. Wood effect flooring. Radiator. Smooth plastered walls and ceiling. Space for table and chairs. Archway to Kitchen.

KITCHEN

7' 4" x 8' 0" (2.24m x 2.44m)

Recently fitted kitchen to comprise a range of base and wall units with quartz work tops incorporating sink and drainer with taps over. Built in four burner hob and oven with extractor over. Washer dryer and fridge freezer to remain. Ceramic tile to splash back areas . Double glazed window to the rear.

BEDROOM ONE

10' 7" x 9' 3" (3.23m x 2.82m)
Main double bedroom with double glazed window to the front. Radiator. Fitted carpet. Smooth plastered walls and ceiling. Fitted wardrobes.

BEDROOM TWO

10' 1" x 7' 6" (3.07m x 2.29m)
Double glazed velux to the rear with internal blinds. Radiator. Fitted carpet. Smooth plastered walls and ceiling.

BATHROOM

Velux window to the rear. With suite to comprise closed cistem w.c, wash hand basin with vanity unit and panel bath with shower over. Chrome heated towel rail. Ceramic tile to walls and flooring.



M G Y . C O . U K

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GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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