





13 Cledwen Close

Barry, Barry

No onward chain, 3 bed semi detached with drive and garage
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- WELL PRESENTED SEMI DETACHED - CWM TALWG LOCATION
- DINING ROOM, LOUNGE PLUS CONSERVATORY
- GROUND FLOOR WC PLUS FIRST FLOOR SHOWER ROOM
- PRETTY REAR GARDEN
- GARAGE AND DRIVEWAY
- EPC C69





Entrance Porch

Accessed via sliding uPVC doors into porch. Carpeted. Wall light. Further uPVC door to hall.

Hallway

Carpeted hall with stairs to first floor and under stair recess. Radiator. Doors to WC, dining room, lounge and kitchen.

WC

5' 0" x 2' 9" (1.52m x 0.84m)

Low level WC and wash basin. Partial tiled walls with front aspect window. Carpeted.

Dining Room

11' 1" x 10' 1" (3.38m x 3.07m)

Carpeted dining room with front aspect window and radiator. Arch to lounge.

Lounge

16' 0" x 10' 2" (4.88m x 3.10m)

Carpeted reception room with wall lighting and radiator. Fireplace. Sliding doors to conservatory.

Conservatory

7' 9" x 7' 5" (2.36m x 2.26m)

With a polycarbonate roof and windows set on dwarf wall. Tiled floor. uPVC door to garden.



Kitchen

12' 4" x 7' 11" (3.76m x 2.41m)

An attractive kitchen with a wide range of wooden eye level and base units and complementing work surfaces over. Inset gas hob, electric oven under and cooker hood over. Integrated dishwasher and fridge / freezer. Space and plumbing for further appliances as required. Wall mounted boiler. Rear aspect window and door to garden. Radiator.

Landing

Carpeted with side aspect window and loft hatch. Doors to shower room, three bedrooms and airing cupboard.

Shower Room



room, three bedrooms and airing cupboard.

Shower Room

8' 8" x 6' 9" (2.64m x 2.06m)

Modern shower room comprising cubicle with electric shower inset, low level WC plus wash basin set into vanity unit. Tiled walls and vinyl floor. Rear aspect window and radiator.

Bedroom One

10' 9" x 9' 6" (3.28m x 2.90m)

Carpeted double bedroom with front aspect window and radiator. A range of fitted bedroom furniture.

Bedroom Two

11' 9" x 9' 2" (3.58m x 2.79m)

Carpeted double bedroom with rear aspect window and radiator. Full height sliding fitted wardrobes.

Bedroom Three

8' 10" x 7' 8" (2.69m x 2.34m)

Carpeted bedroom with front aspect window and radiator. Cupboard over stairs.

Garage

Single Garage

Garage with up and over door.

Driveway

4 Parking Spaces

Long driveway to the side of the property plus interlocking pavior to the front providing further off road parking.

Rear Garden

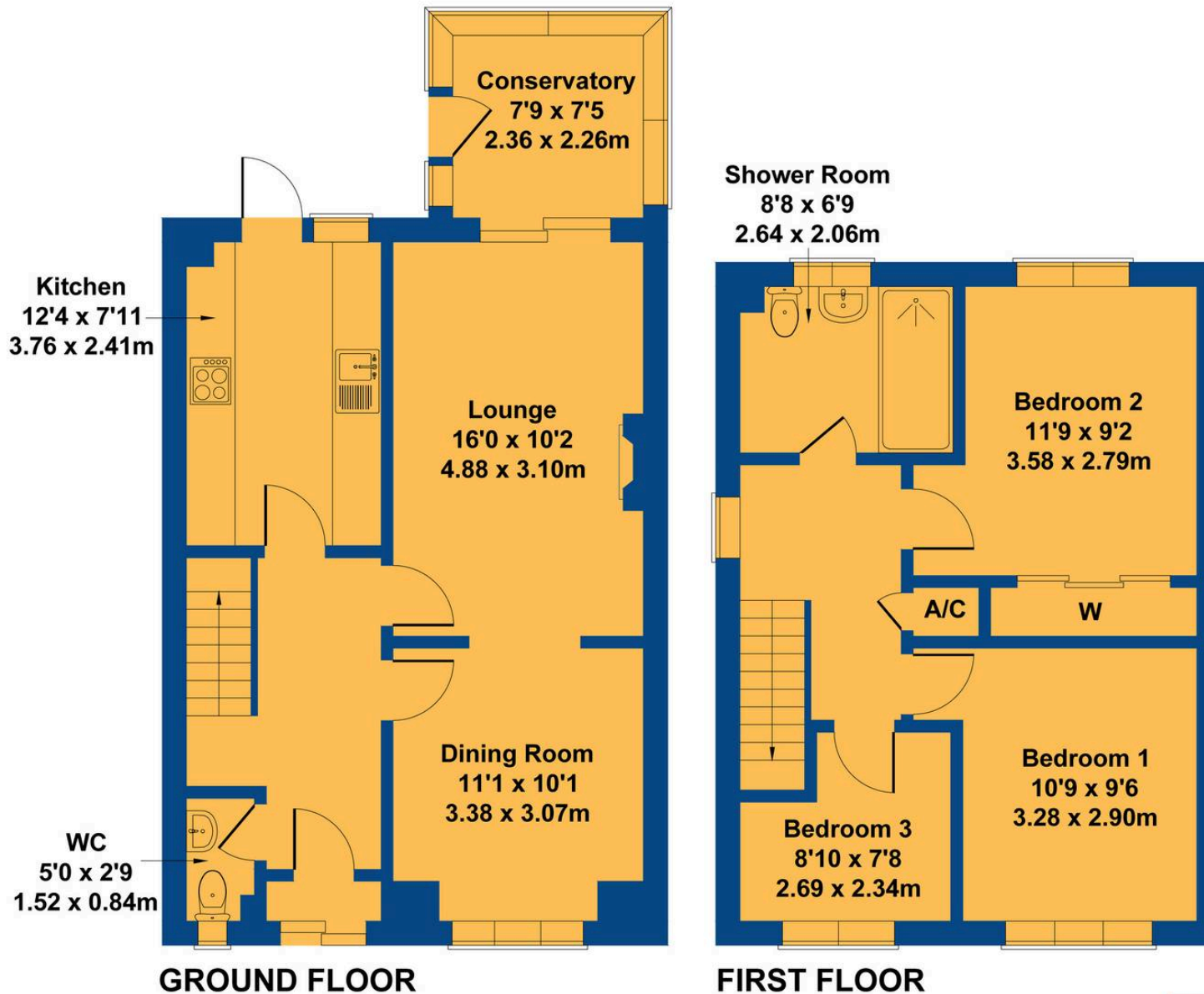
Central lawn and patio area with established shrubs.





13 Cledwen Close

Approximate Gross Internal Area
1055 sq ft - 98 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street – CF62 7EA

01446 700007

barry@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION – whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.