





## 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.

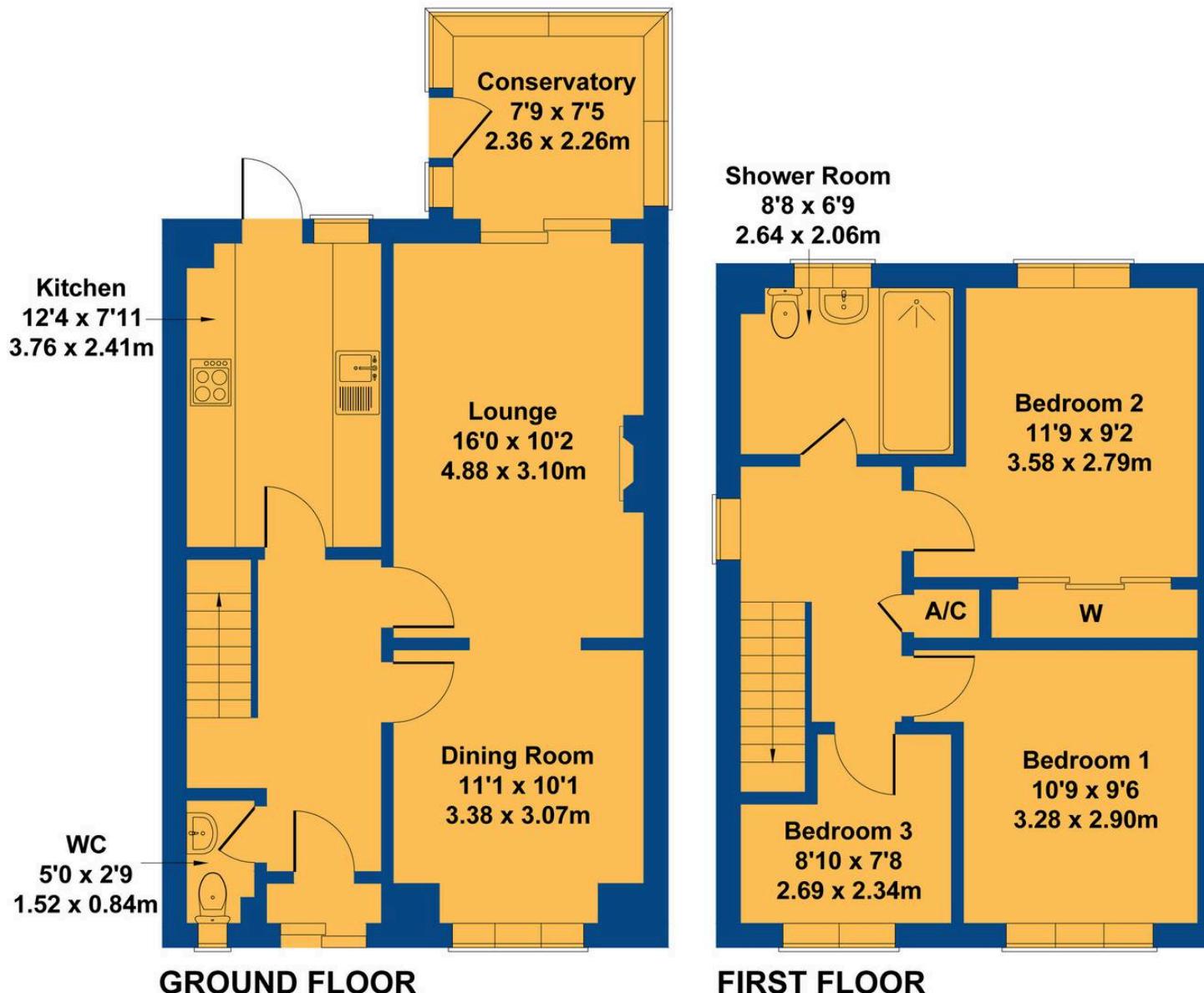




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Approximate Gross Internal Area

1055 sq ft - 98 sq m



Not to Scale. Produced by The Plan Portal 2025  
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## Chris Davies Estate Agents

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