





## 17 Dannog Y Coed

Barry, Barry

Council Tax band: F

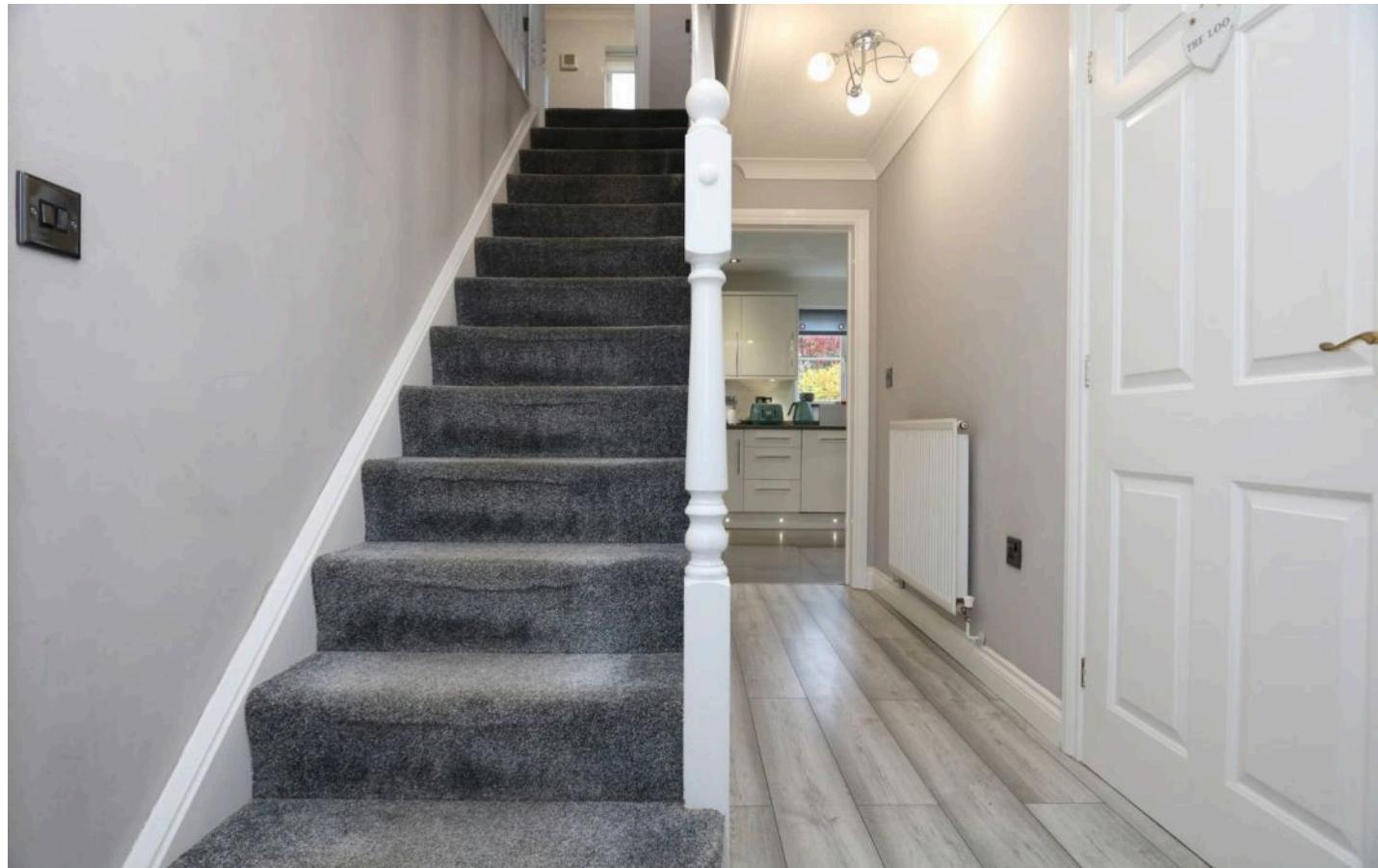
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- PENCOEDTRE VILLAGE LOCATION
- FOUR BEDROOM DETACHED PROPERTY
- MODERN OPEN PLAN KITCHEN/DINER WITH SEPARATE UTILITY ROOM
- DOWNSTAIRS WC, FIRST FLOOR FAMILY BATHROOM PLUS AN EN-SUITE TO THE MASTER
- DOWNSTAIRS STUDY/HOME OFFICE
- AMPLE PARKING WITH A LARGE DRIVEWAY PLUS A DOUBLE GARAGE
- EPC C74





### Entrance Hallway

Entrance into the entrance hallway via a front door with a decorative obscure glass panel. The entrance hallway has wood effect flooring, smooth walls and a textured coved ceiling. A carpeted staircase leads to the first floor. Doors lead off to the lounge, kitchen/diner, office and downstairs WC. There is also a door leading to a handy understairs storage cupboard and a radiator.

### Lounge

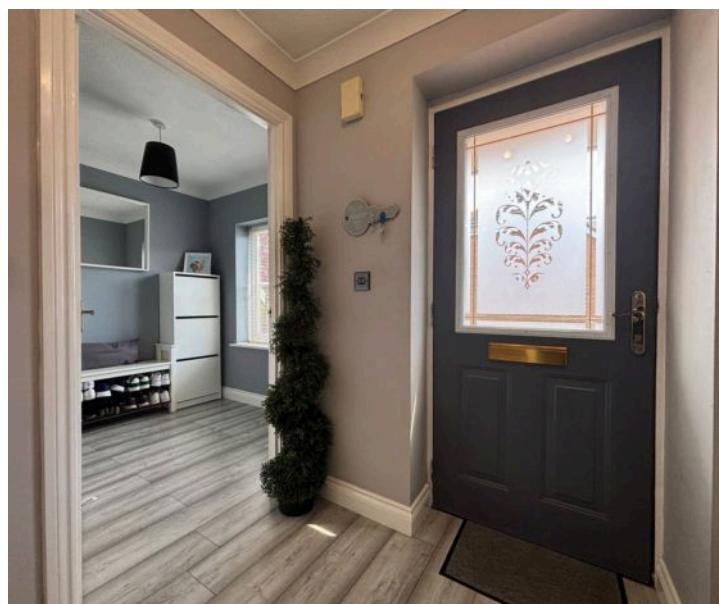
15' 11" x 14' 0" (4.85m x 4.27m)

A continuation of the wood effect flooring from the hallway, smooth walls and a textured coved ceiling. A front aspect bay window, a radiator and a feature electric fireplace with a wooden mantel. A door through into the kitchen/diner. Measurements have been taken into the bay.

### Kitchen/Diner

27' 7" x 8' 10" (8.41m x 2.69m)

Tiled flooring, smooth walls and a smooth coved ceiling with spotlights. The dining area has ample space for a dining table and chairs, double opening French doors leading out into the garden and a modern vertical radiator. The kitchen has a range of modern high gloss white and grey eye and base level units with under counter lights and quartz worktops. There is a stainless steel one and a half bowled sink inset with a stainless steel mixer tap overtop. Integrated appliances include a stainless steel extractor hood, eye level microwave and a dishwasher. Space for a five ring cooker and American style fridge/freezer. Matching breakfast bar with space for two stools and an integrated wine fridge. Two rear aspect windows overlooking the garden. A door leading to the utility room.





### Utility Room

6' 11" x 6' 1" (2.11m x 1.85m)

A continuation of the tiled flooring from the kitchen, smooth walls and a smooth ceiling. Eye and base level units/countertops matching the kitchen, space and plumbing for a washing machine and tumble dryer. Stainless steel sink with a stainless steel mixer tap overtop. A wall mounted boiler, a radiator and a door giving access to the rear garden.

### Office

6' 11" x 6' 3" (2.11m x 1.91m)

A continuation of the wood effect flooring from the hallway, smooth walls and a textured coved ceiling. A front aspect window and a radiator.

### Downstairs WC

6' 11" x 3' 10" (2.11m x 1.17m)

A continuation of the wood effect flooring from the hallway, half height wall panelling, smooth walls and a textured coved ceiling. A two piece white suite comprising a close coupled WC and a white/grey gloss vanity unit. A side aspect opaque window and a radiator.

### Landing

A carpeted staircase leads to a carpeted landing with smooth walls and a coved ceiling. Doors lead off to four bedrooms, a family bathroom and a storage cupboard. Access to the fully boarded loft via a drop down ladder.

### Bedroom One

11' 1" x 10' 8" (3.38m x 3.25m)

Carpeted with smooth walls and a textured coved ceiling. A front aspect window, a radiator and fitted wardrobes. A door leading to the en-suite. Measurements exclude the depth of the fitted wardrobes.





#### **En-suite**

5' 11" x 4' 8" (1.80m x 1.42m)

Wood effect flooring, full height tiling to the walls and a smooth ceiling with spotlights. A three piece white suite comprising a corner WC with a push button flush, a vanity wash basin with a stainless steel mixer tap overtop and a walk-in shower cubicle with a stainless steel thermostatic rainfall shower and a glass sliding shower screen. A front aspect opaque window, a stainless steel towel radiator and an extractor fan.

#### **Bedroom Two**

13' 8" x 9' 10" (4.17m x 3.00m)

Wood effect flooring, smooth walls and a textured coved ceiling. A front aspect window and a radiator.

#### **Bedroom Three**

11' 1" x 9' 1" (3.38m x 2.77m)

Carpeted with smooth walls, a papered feature wall and a textured coved ceiling. A rear aspect window, a radiator and fitted wardrobes. Measurements exclude the depth of the fitted wardrobes.

#### **Bedroom Four**

9' 7" x 8' 8" (2.92m x 2.64m)

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

#### **Family Bathroom**

7' 3" x 5' 6" (2.21m x 1.68m)

Vinyl tile effect flooring, fully tiled walls and a textured coved ceiling. A three piece white suite comprising a WC with a push button flush, a vanity unit housing the wash basin with a stainless steel mixer tap overtop and a bath with a stainless steel mixer tap and an electric shower inset with a glass folding shower screen. A rear aspect opaque window, a towel radiator and an extractor fan.





## GARDEN

A fully enclosed rear garden with well maintained wooden fencing. A wooden gate to the side giving access to the front of the property. Outside water tap. Lawn and patio area. Plenty of well established shrubbery. Timber built summer house/storage to remain.

## DOUBLE GARAGE

2 Parking Spaces

A large double garage fully fitted with solid PVC floor tiles throughout, currently being used as a gym, providing parking for two vehicles.

## DRIVEWAY

5 Parking Spaces

A large driveway providing parking for up to five vehicles.

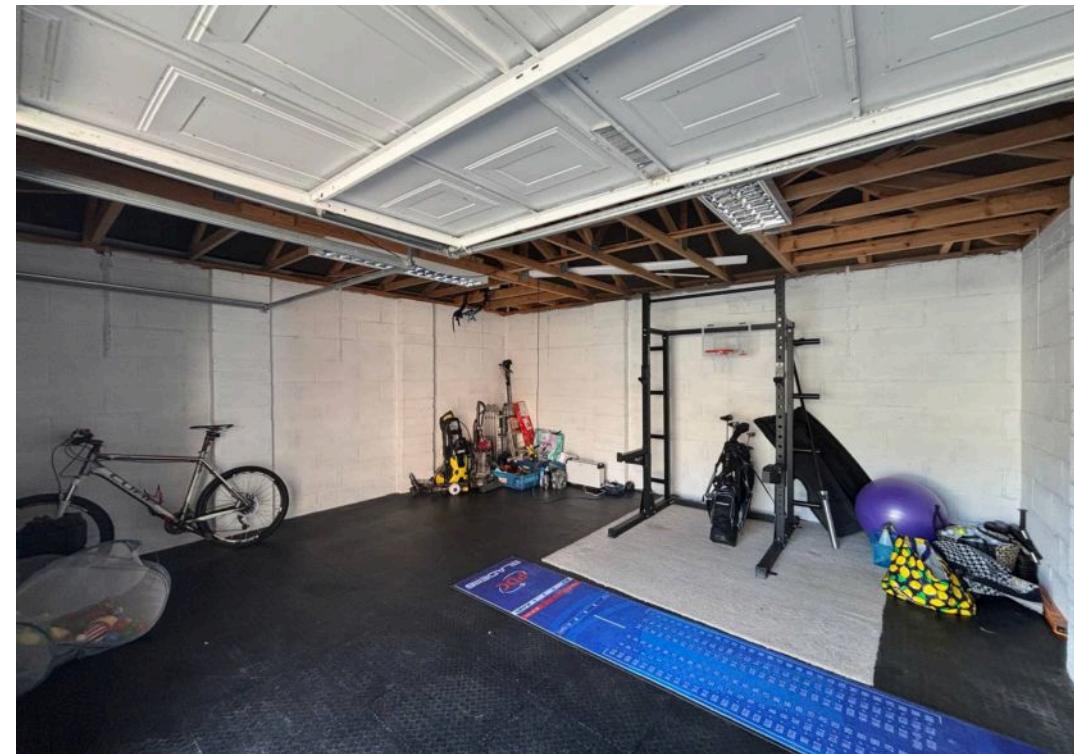










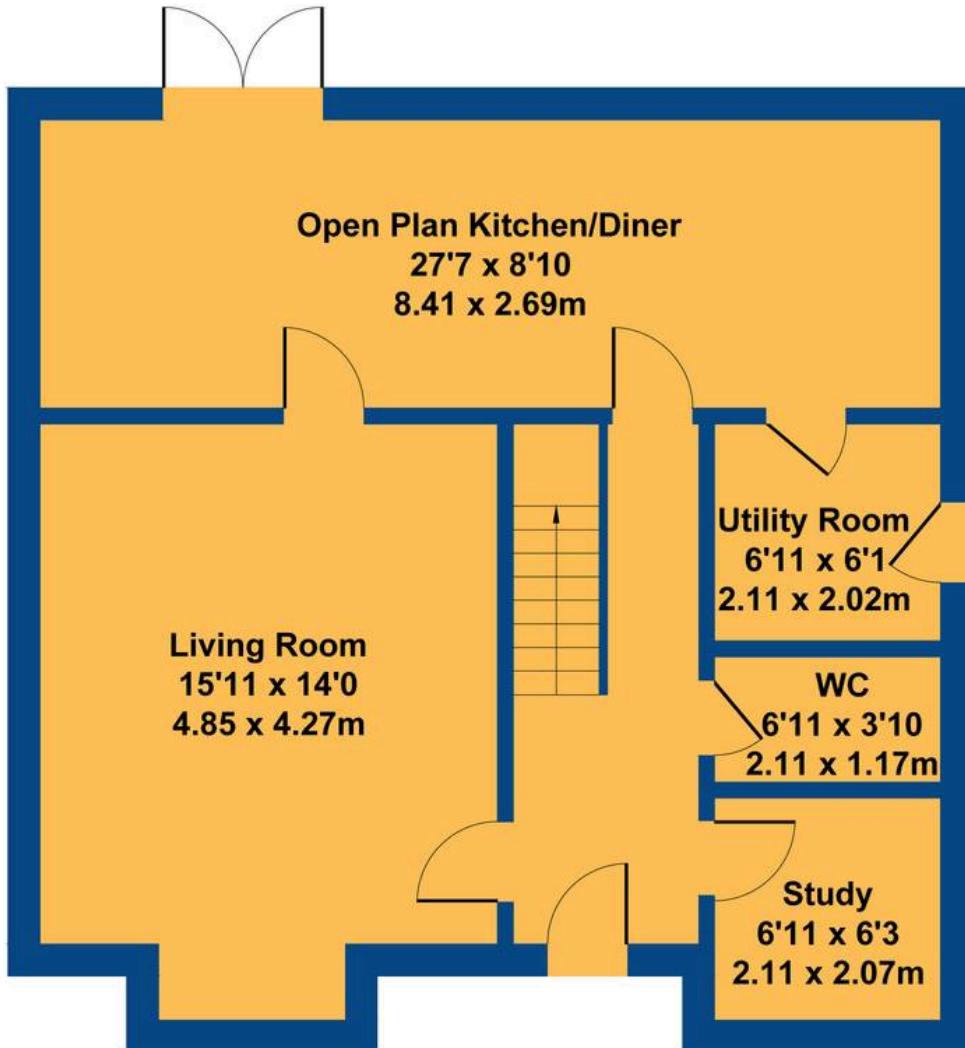




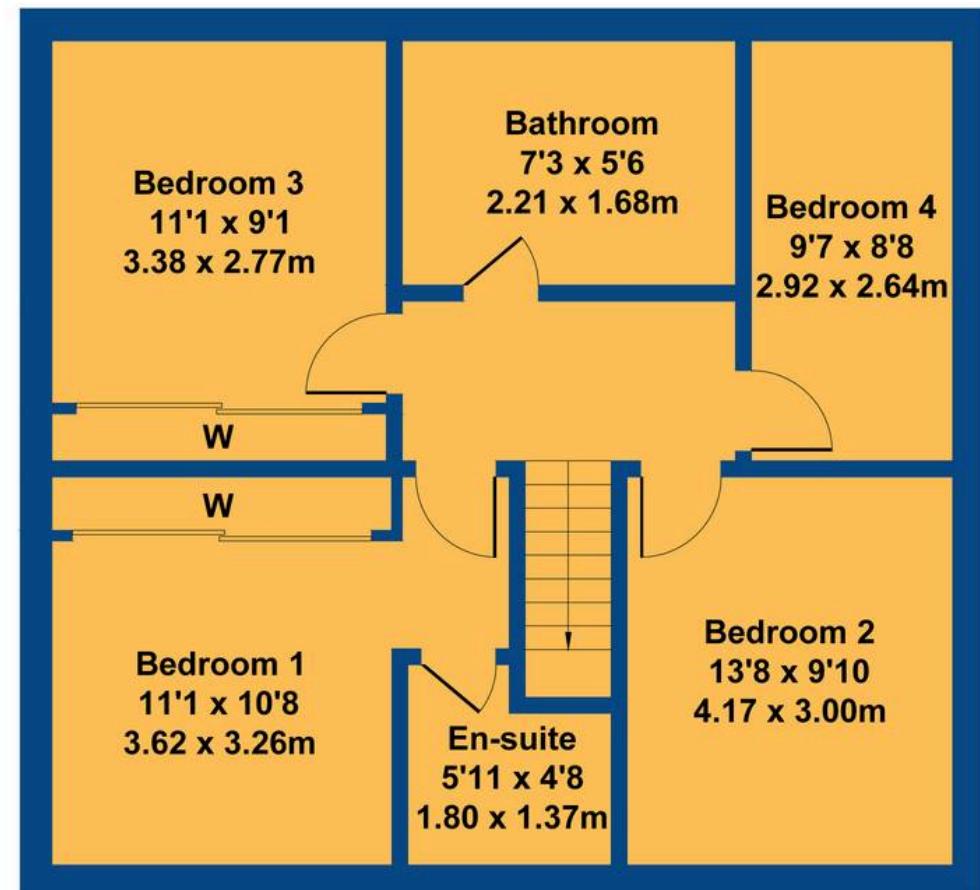
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Approximate Gross Internal Area

1430 sq ft - 132 sq m



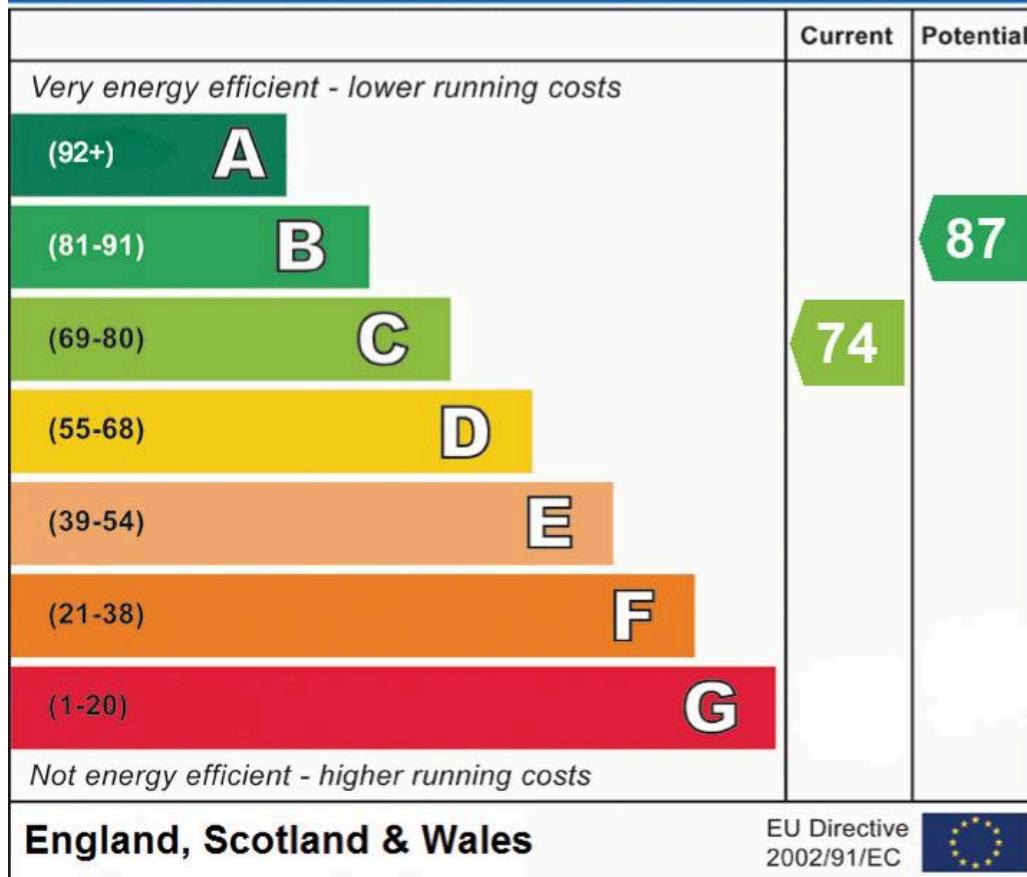
GROUND FLOOR



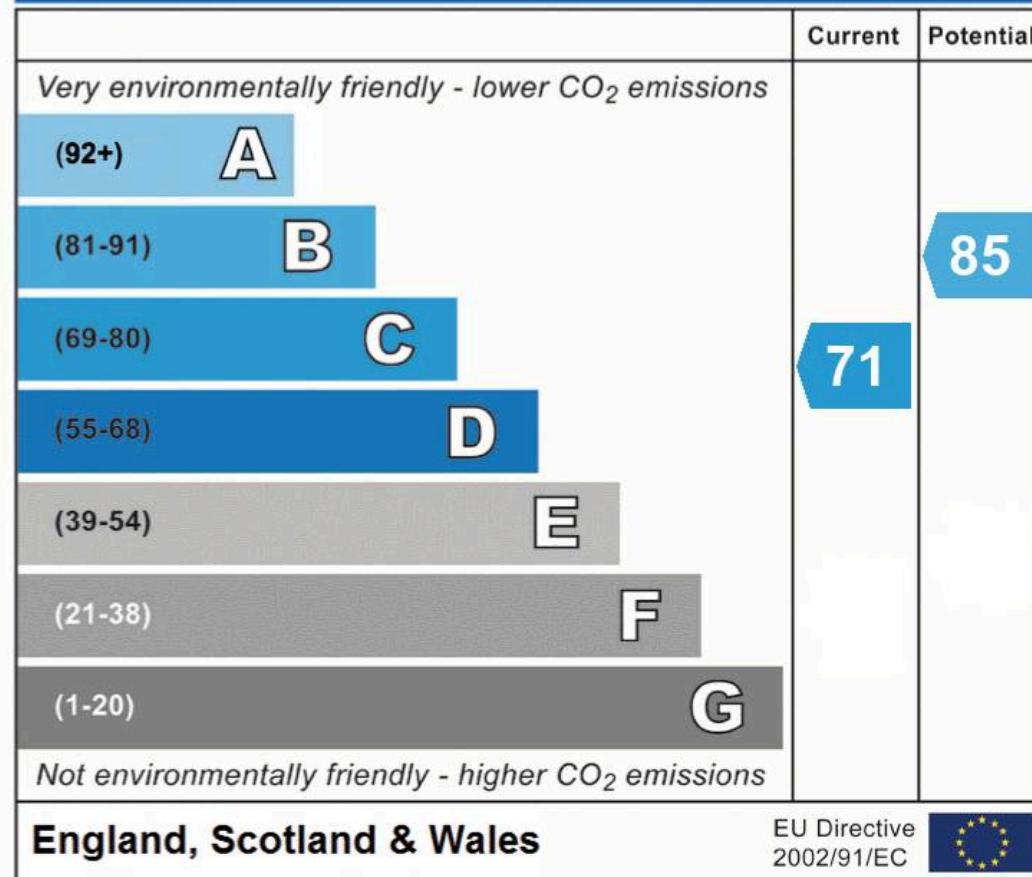
FIRST FLOOR

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

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



## Chris Davies Estate Agents

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