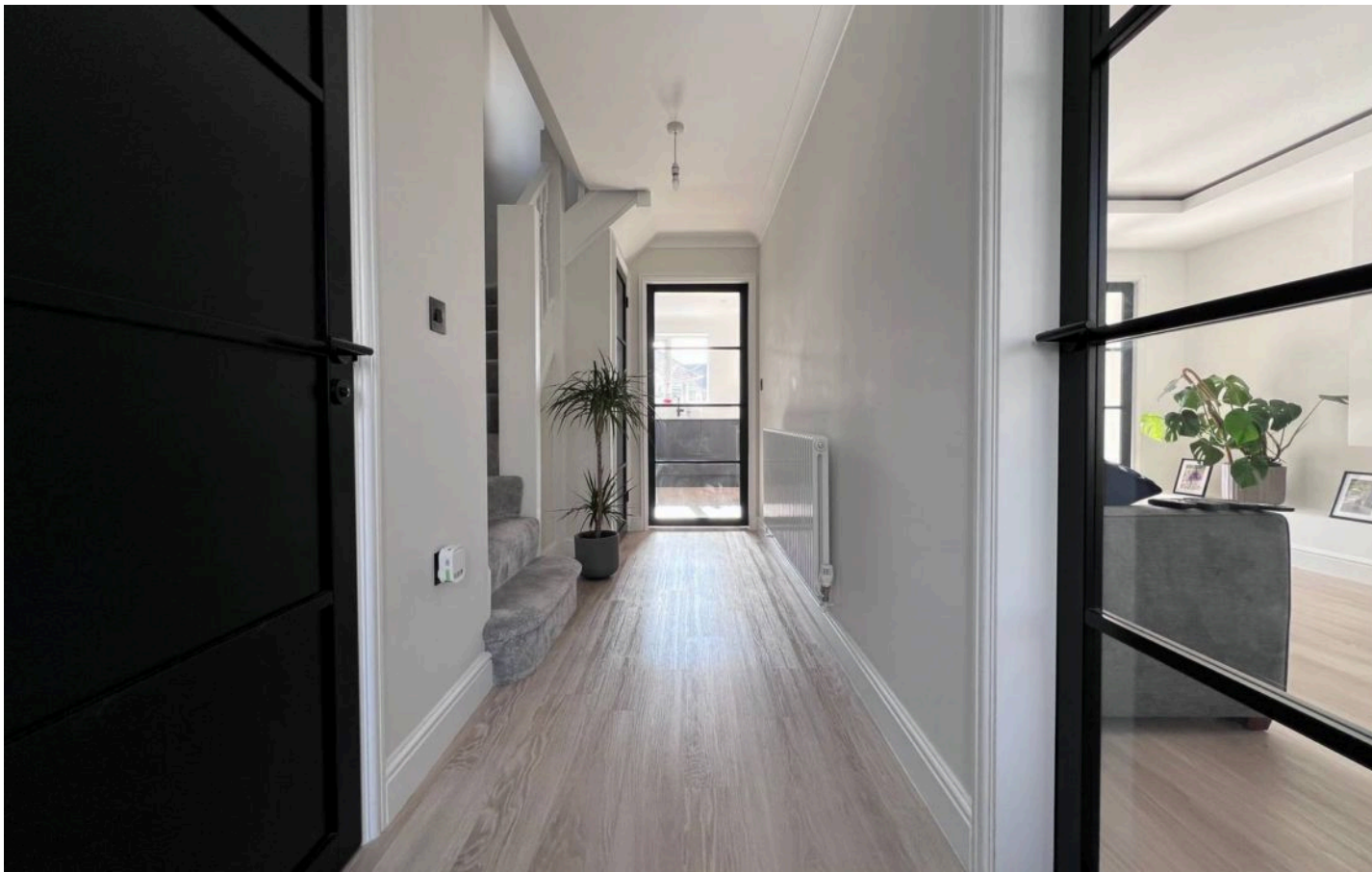


14 Heol Miaren, Barry
£392,000



14 Heol Miaren

Barry, Barry

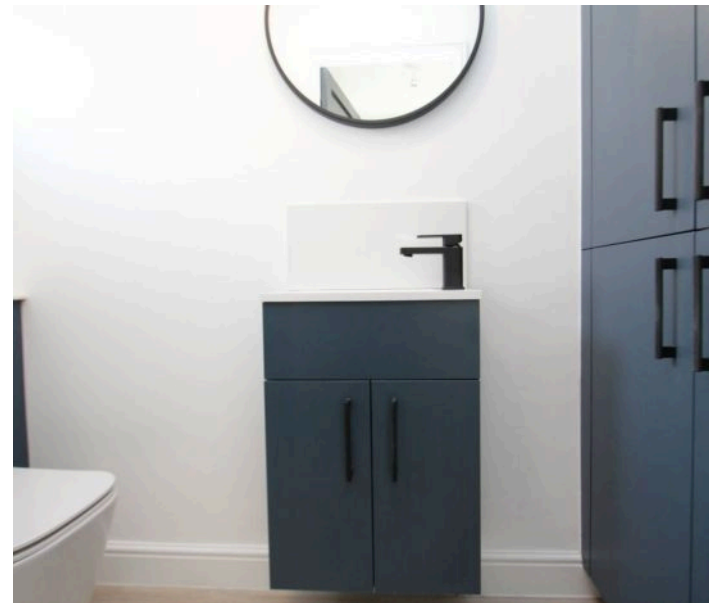
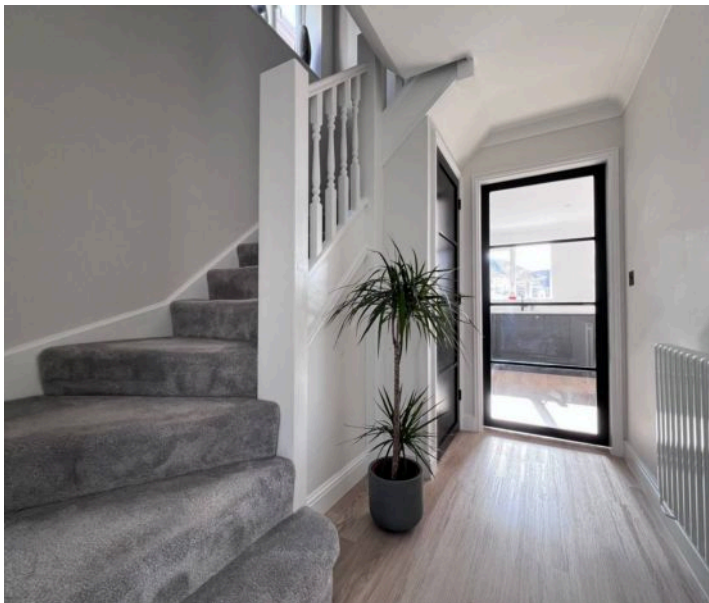
This stylish detached property presents an exceptional opportunity to acquire a beautifully renovated home, offering a perfect blend of contemporary design and functionality. The heart of the home is the impressive kitchen entertaining room, featuring bi-fold doors that seamlessly connect the indoor and outdoor spaces, providing a perfect setting for gatherings with family and friends. The property benefits from a driveway and garage, offering ample parking space for multiple vehicles. With an EPC rating of C69, this property combines modern living with energy efficiency, making it an enticing choice for discerning buyers seeking a turnkey residence.

The property has been fully refurbished (except the main bathroom) in the last 3 years by the current owner and accommodation comprises entrance hall, WC cloaks, lounge with media wall and suspended feature ceiling with lighting plus a fantastic kitchen breakfast room which open to the South facing garden. The first floor has three bedrooms, en suite plus a family bathroom.

Outside, there is driveway parking directly in front of the property plus further parking to the rear, in front of the detached garage.

Situated in the North East of Barry on the popular

- EPC C69
- STYLISH DETACHED PROPERTY
- REFURBISHED AND BEAUTIFULLY PRESENTED





14 Heol Miaren

Barry, Barry

Pencoedtre Village this location offers quick and easy access to the link roads and M4 corridor. It is also a short drive to the airport, rail station, beaches and country parks of Barry. This wonderful home is within catchment for the following schools - Ysgol Gwaun Y Nant, Palmerston, St Helen's RC primary and All Saints and the comprehensive schools of Bro Morgannwg, St Richard Gwyn and Pencoedtre High.

A fantastic opportunity to own this 'turn key' property.

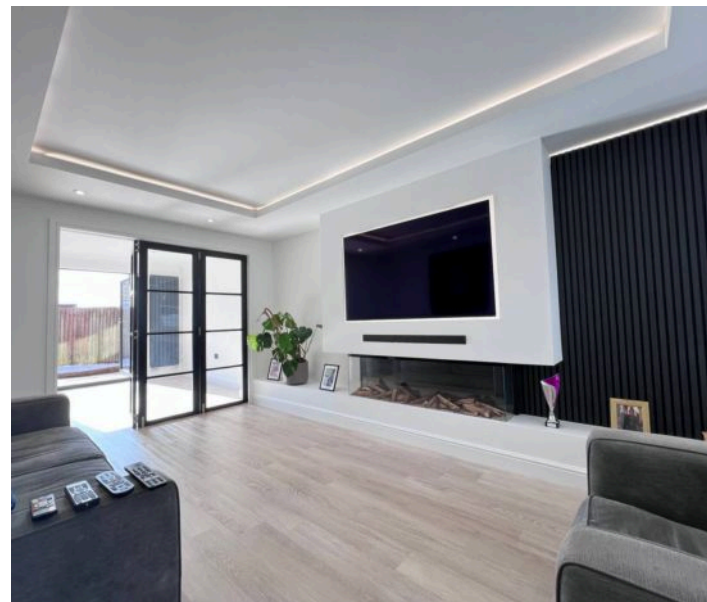
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- EPC C69
- STYLISH DETACHED PROPERTY
- REFURBISHED AND BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- BATHROOM PLUS EN SUITE
- KITCHEN ENTERTAINING ROOM WITH BI FOLD DOORS
- DRIVEWAY PLUS GARAGE





Entrance Hall

A welcoming hall with LVT flooring, smooth walls and ceiling. A carpeted staircase leads to the first floor. Antique style radiator. Internal doors give access to the WC cloaks and under stair cupboard plus glazed doors give access to the lounge and kitchen breakfast room.

WC Cloaks

6' 0" x 3' 2" (1.83m x 0.97m)

White WC with concealed cistern and button flush plus matching wash basin set onto vanity unit. Front aspect feature 'port hole' window and full height fitted storage cupboards. LVT flooring and ladder heated towel rail.

Living Room

16' 1" x 10' 6" (4.90m x 3.20m)

A fantastic reception room with the LVT flooring throughout. A beautiful suspended ceiling with inset spotlights matching the feature media wall with large modern fire and side panel wall. Antique style radiator. Front aspect window and bi-fold doors to kitchen breakfast room.

Kitchen Breakfast Room

18' 5" x 10' 4" (5.61m x 3.15m)

A superb kitchen and entertaining space again with bi-fold doors onto the Southerly garden. the kitchen has a wide range of fitted eye level and base units (soft closure) with complementing work surfaces over. Deep pan drawers and integrated appliances include double oven, induction hob, dish washer, fridge freezer and washing machine. Peninsula breakfast bar area which opens to the dining space. Colum radiator and LVT flooring. Inset ceiling lights.



Landing

Carpeted spacious landing with loft hatch (the loft houses the combi boiler). Side aspect window. Internal doors to bathroom and three bedrooms.

Bathroom

8' 2" x 6' 9" (2.49m x 2.06m)

White suite comprising panel bath with shower



Internal doors to bathroom and three bedrooms.

Bathroom

8' 2" x 6' 9" (2.49m x 2.06m)

White suite comprising panel bath with shower attachment off mixer, pedestal wash basin and low level WC. Partial tiled walls with front aspect window. Extractor and shaver point. Airing cupboard.

Bedroom One

12' 11" x 9' 4" (3.94m x 2.84m)

Carpeted double bedroom with front aspect window and antique style radiator. A range of fitted wardrobes, recessed storage (ideal for shows) and media wall. Door to en suite.

En Suite

7' 7" x 3' 3" (2.31m x 0.99m)

Shower cubicle with thermostatic inset shower - fixed rainfall head and adjustable rinser. Glass shower door. Wash basin set into vanity unit and WC with concealed cistern and button dual flush. LED and demister bathroom mirror. Side aspect window. Column radiator.

Bedroom Two

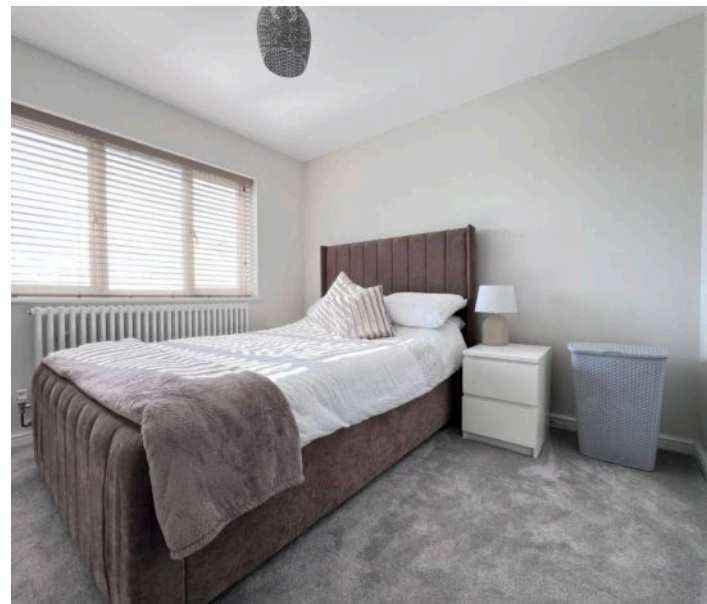
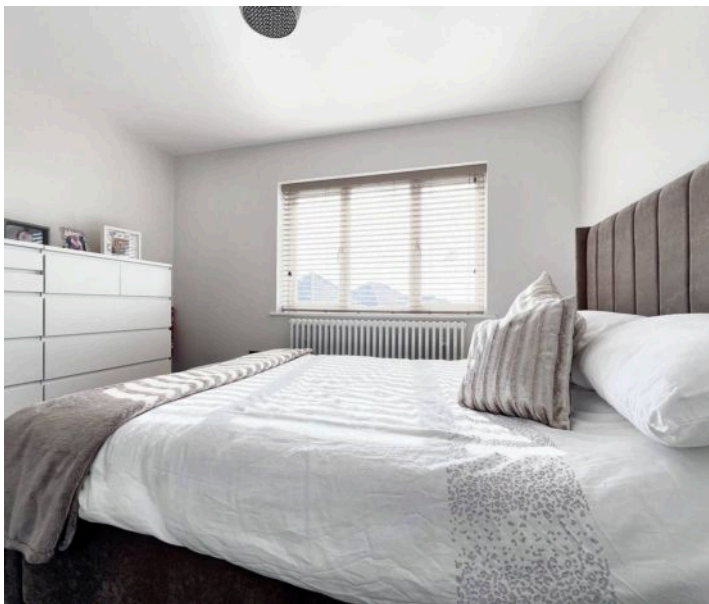
11' 3" x 10' 2" (3.43m x 3.10m)

Carpeted double bedroom with rear aspect window offering distant views. Antique style radiator.

Bedroom Three

10' 8" x 7' 0" (3.25m x 2.13m)

Carpeted bedroom with rear aspect window offering views. Radiator. Currently being used as a home office.





FRONT GARDEN

Low maintenance garden with chippings and pathway to the front door.

REAR GARDEN

Enclosed and Southerly aspect rear garden again of low maintenance. Patio area and chippings. Solar lights and water tap. Side access.

GARAGE

Single Garage

Situated at the rear of the property. Up and over door. Power and lighting.

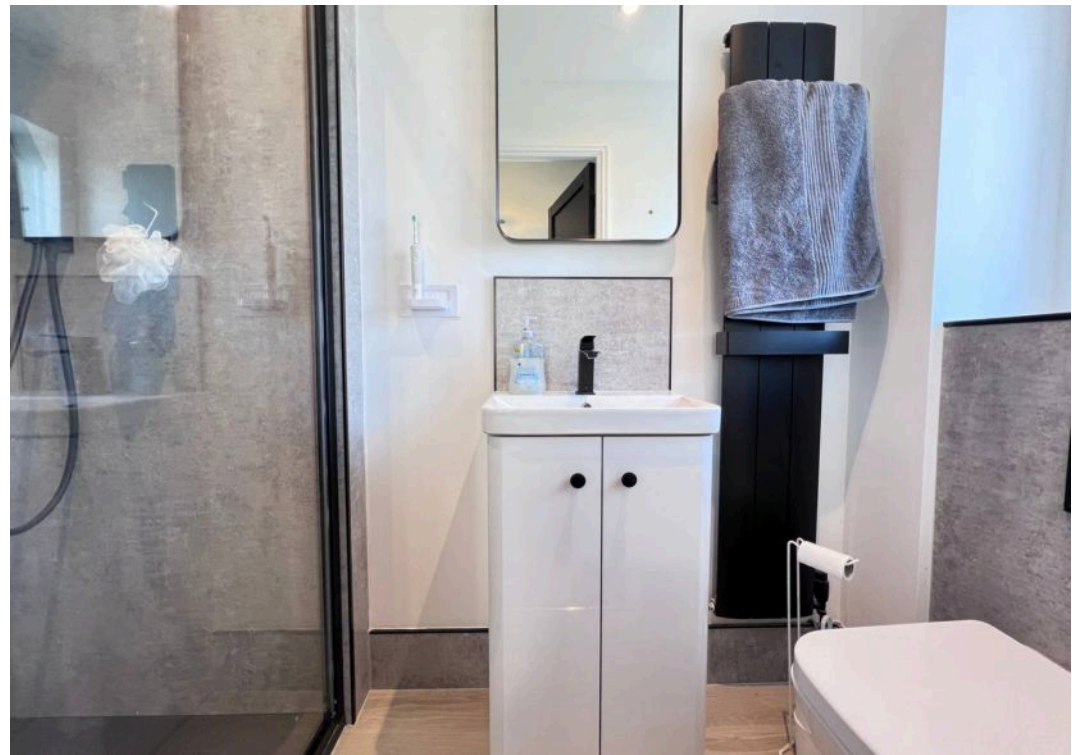
DRIVEWAY

2 Parking Spaces

Driveway parking directly in front of the property. Further off road parking, at the rear of the property, directly in front of the garage.





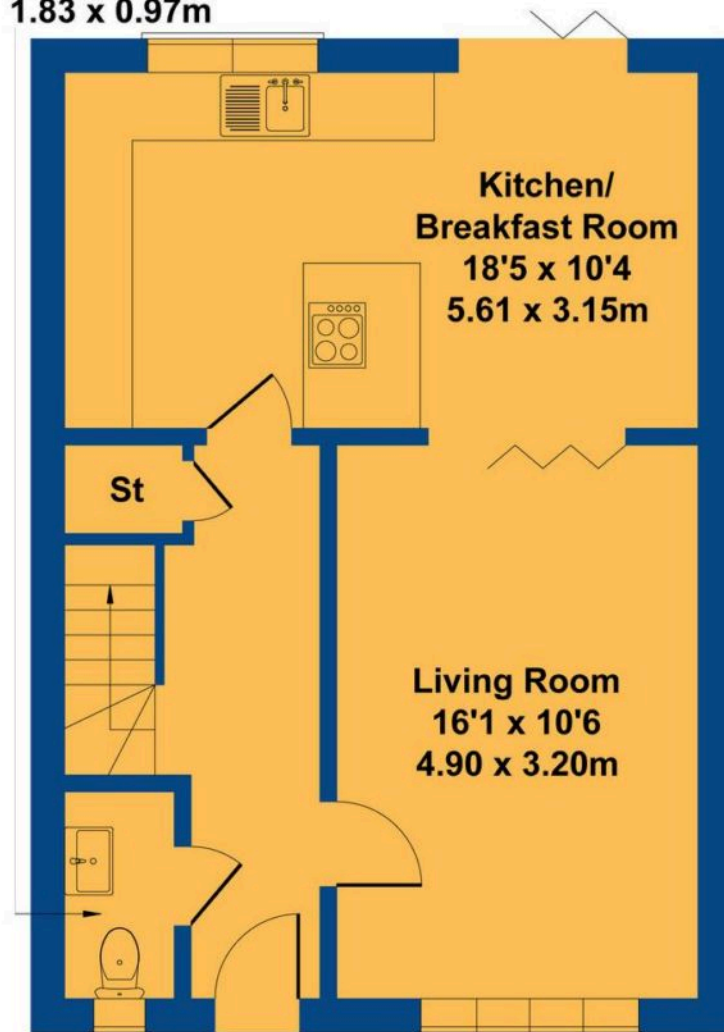


14 Heol Miaren

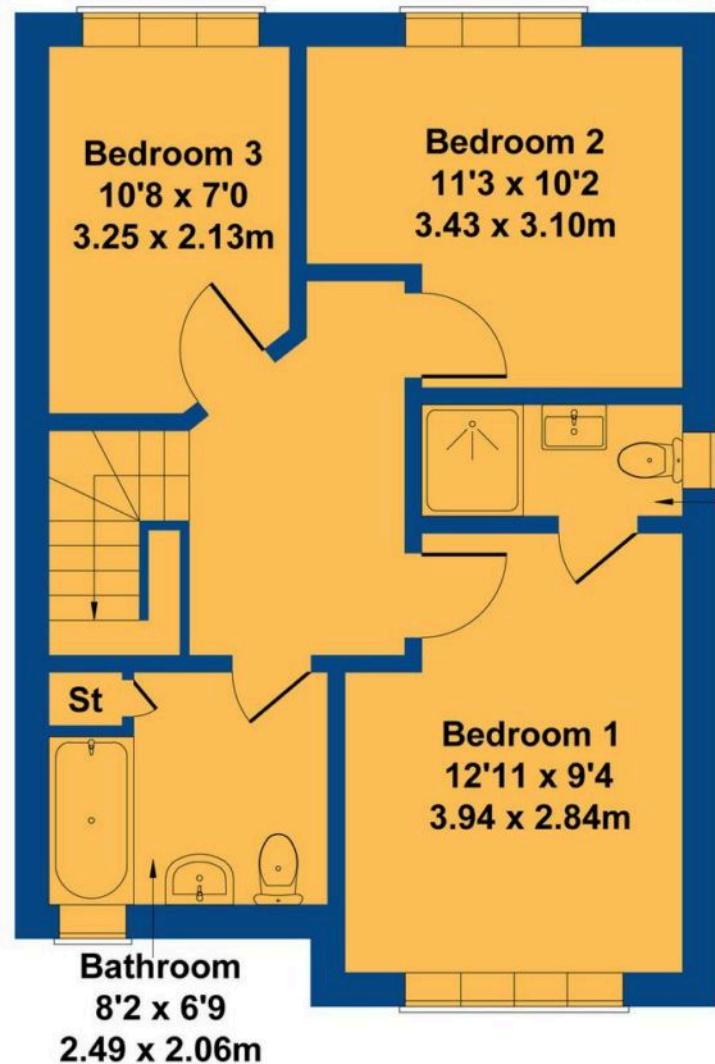
Approximate Gross Internal Area
969 sq ft - 90 sq m

WC/Cloaks
6'0 x 3'2
1.83 x 0.97m

En-suite
7'7 x 3'3
2.31 x 0.99m



GROUND FLOOR



FIRST FLOOR

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.