

## 16 Trem Mapgoll

Barry, Barry

Spacious four bedroom semi-detached property located in the highly sought after Pencoedtre Village. Providing flexible living over three floors! Featuring a larger than average rear garden and a double driveway with an EV charger, this property is ideal for families! Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SOUGHT AFTER PENCOEDTRE VILLAGE LOCATION
- ACCOMMODATION OVER THREE FLOORS
- LARGER THAN AVERAGE REAR GARDEN
- EV CHARGER
- OPEN PLAN KITCHEN DINER, PERFECT FOR ENTERTAINING
- SPACIOUS LOUNGE
- FOUR BEDROOMS
- GROUND FLOOR SHOWER ROOM, SECOND FLOOR FAMILY BATHROOM PLUS AN EN-SUITE TO THE MASTER
- EPC TBC



## Hallway

Entrance into the property via a composite front door with opaque glazing into an entrance hallway. The hallway has wood effect floor tiling, papered walls and a textured ceiling. There is a carpeted staircase giving access to the first floor, a radiator, a front aspect window and a door giving access to bedroom four (garage conversion). There is also storage space beneath the stairs.

## Bedroom Four (Garage Conversion)

17' 11" x 8' 8" (5.45m x 2.64m)

Carpeted with smooth walls and a smooth ceiling. There is a large front aspect window, a radiator and a door giving access to the shower room.

## Shower/Wet Room

6' 11" x 6' 7" (2.11m x 2.00m)

An L-shaped shower room with tiled flooring, full-height wall tiling and a textured ceiling. There is a WC with a push button flush, a wall-mounted vanity washbasin with a stainless steel mixer tap over top and a stainless steel thermostatic shower. There is also a towel rail and an extractor fan.

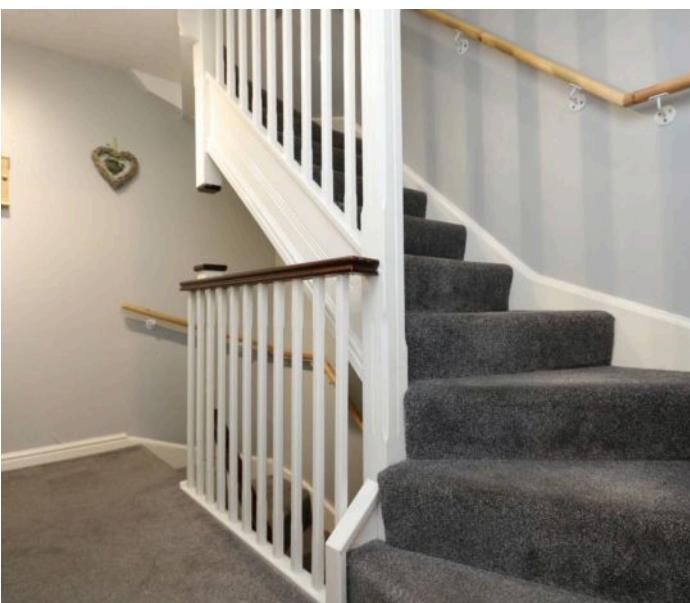
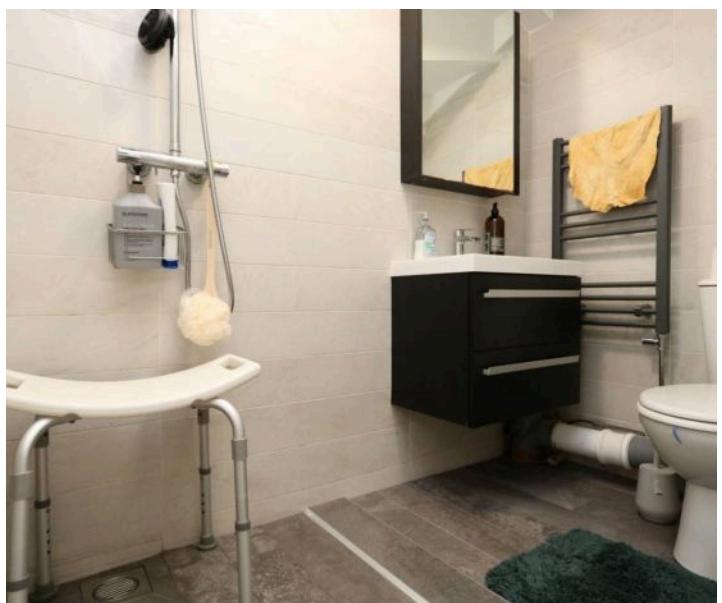
## First Floor Landing

A carpeted staircase leads up to the first floor landing. The landing is carpeted with smooth walls and a textured ceiling. There is a radiator and doors giving access to the lounge and kitchen/diner.

## Lounge

16' 10" x 14' 10" (5.13m x 4.52m)

Real oak flooring, smooth walls and a smooth ceiling. A feature gas fire with a wooden mantel, two radiators, a rear aspect window and double opening French doors leading out into the garden.





### **Kitchen/Diner**

16' 7" x 11' 6" (5.06m x 3.51m)

The kitchen/diner has tiled flooring, smooth walls and a smooth ceiling. Two front aspect windows, a radiator and ample space for a dining table and chairs. The kitchen comprises a good range of matching eye and base level units with complementing marble effect work tops. There is a stainless steel sink inset with a stainless steel rinser tap over top. There is space for a large American-style fridge/freezer and space/plumbing for a washing machine. Integrated appliances include an eye-level double oven, a five-ring gas hob, a large stainless steel extractor hood and a dishwasher.

### **Second Floor Landing**

A further carpeted staircase leads up to the second floor landing. The landing is carpeted with smooth walls and a textured ceiling. There are doors leading off to three bedrooms, a storage cupboard and a family bathroom. There is also loft access.

### **Bedroom One**

13' 0" x 8' 6" (3.96m x 2.59m)

Bedroom one is carpeted with smooth walls, a feature papered wall and a textured ceiling. There is a rear aspect window, a radiator and a door giving access to the en-suite shower room.

### **En-suite**

8' 4" x 3' 5" (2.55m x 1.05m)

The en-suite has tiled flooring, smooth walls and a textured ceiling. There is a three-piece white suite comprising a WC with a push button flush, a washbasin with a stainless steel mixer tap overtop mounted onto a wooden vanity unit and a walk-in shower cubicle with a stainless steel thermostatic shower inset and a glass shower screen. There is full-height tiling within the shower cubicle and a matching splash-back behind the sink.





There is a rear aspect opaque window, a radiator, an extractor fan and a shaver point.

#### **Bedroom Two**

10' 10" x 9' 0" (3.31m x 2.74m)

Bedroom two is carpeted with smooth walls and a textured ceiling. There is a front aspect window and a radiator.

#### **Bedroom Three**

7' 7" x 7' 4" (2.30m x 2.24m)

Bedroom three is carpeted with smooth walls and a textured ceiling. There is a front aspect window and a radiator.

#### **Family Bathroom**

9' 1" x 5' 9" (2.78m x 1.76m)

The family bathroom has tiled flooring, smooth walls and a textured ceiling. There is a three-piece white suite comprising a WC with a push button flush, a washbasin with a stainless steel mixer tap overtop mounted onto a wooden vanity unit and a bath with a stainless steel mixer tap over top. There is full-height tiling within the bath and a matching splash back behind the sink. There is also a radiator, an opaque side aspect window, a shaver point and an extractor fan.



## GARDEN

To the side of the property there is a wooden gate that provides access to an additional piece of land. There is an initial patio area with steps leading up to a further patio area. A further gate then gives access to the main rear garden. This space is fully enclosed by timber fencing and provides ample space for bins, storage of bikes etc or could be used as an extension of the garden itself. The rear garden is accessible via this side gate or from the double opening French doors in the lounge. There is an initial area of patio, then to the right, steps lead up to the lawn. There is also an area of decking which is perfect for outdoor seating. The rear garden is also fully enclosed by timber fencing and is larger than average!

## DRIVEWAY

2 Parking Spaces

A driveway providing parking for two vehicles.

## EV CHARGING

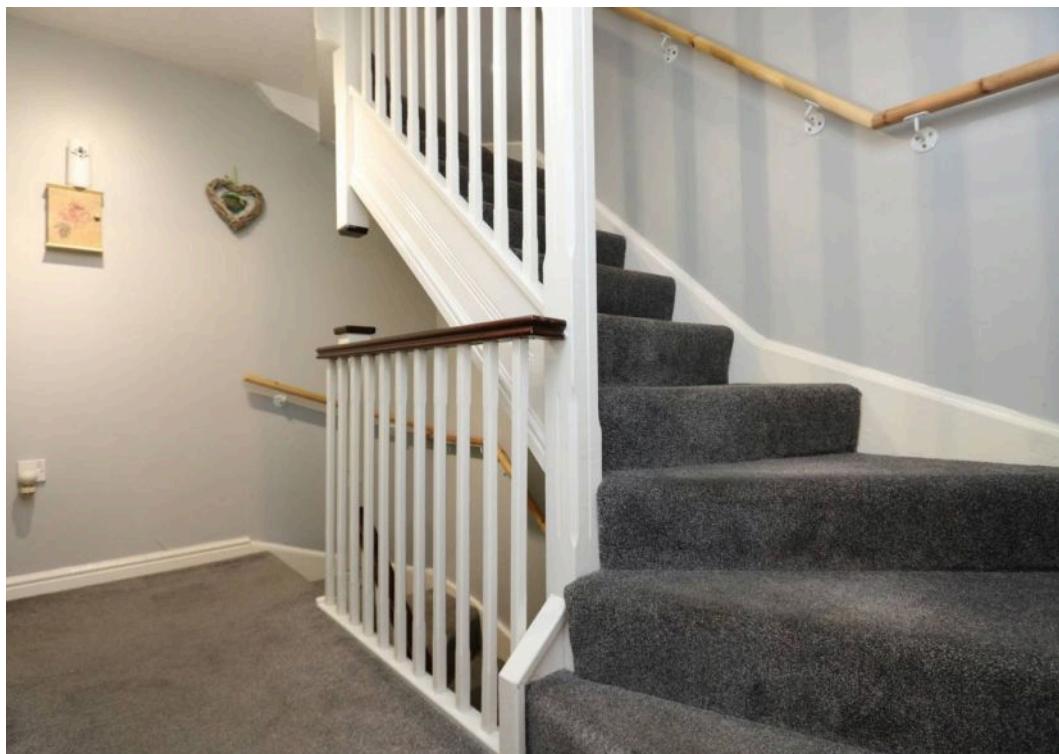
1 Parking Space

This property benefits from an EV charger.



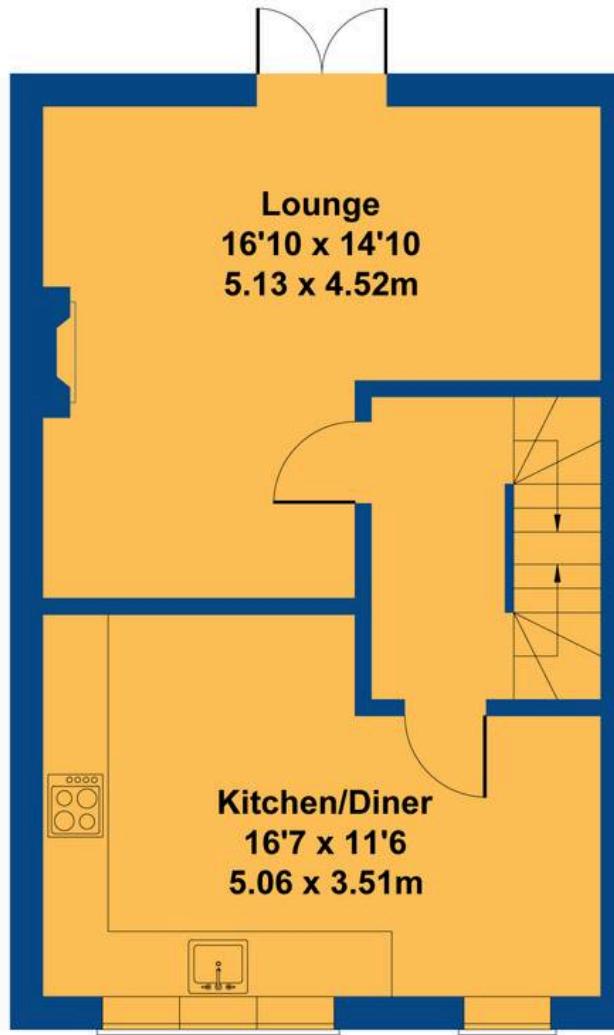
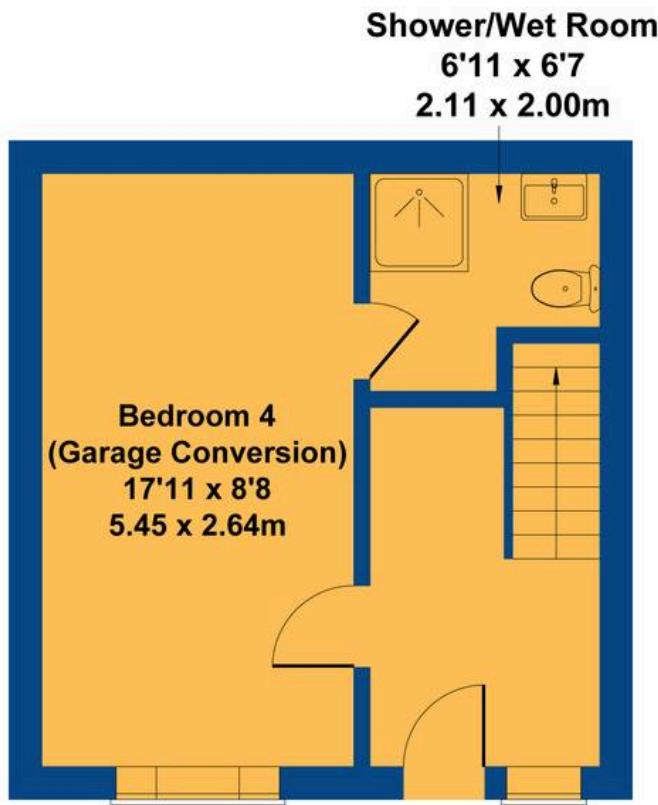






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Approximate Gross Internal Area  
1206 sq ft - 112 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



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