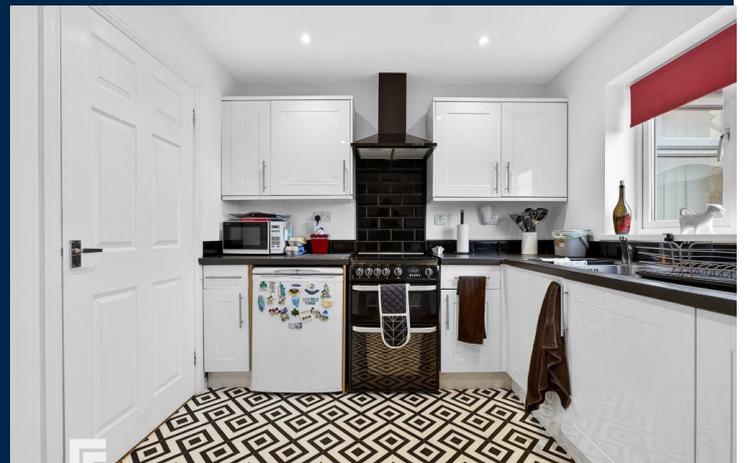
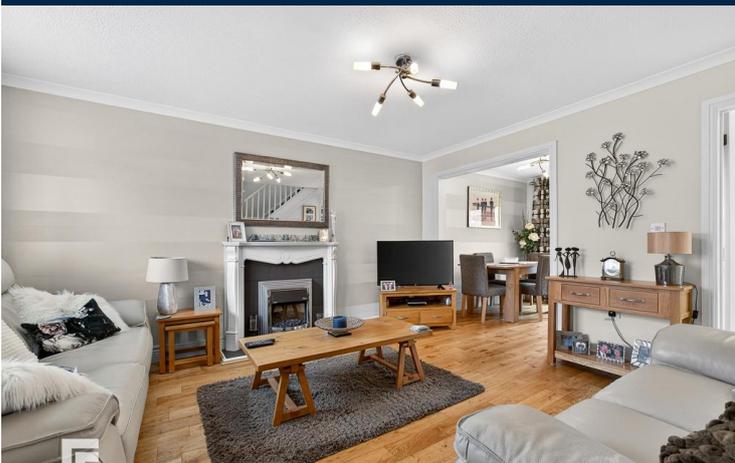




PLAS GWERNEN
BARRY
CF63 1AR

ASKING PRICE OF
£325,000



DETACHED HOUSE



3



1



2



3

MGY are delighted to offer this impressive detached house offers an outstanding standard of living, ideally situated within easy reach of Cardiff, Dinas Powys, Penarth, and the M4 for convenient commuting. Beautifully maintained and presented in very good condition, this three-bedroom home is perfect for families. The generous ground floor living accommodation comprises a welcoming lounge, a dedicated dining room and a bright conservatory overlooking the south-facing garden. The property also features the practicality of a ground floor W.C for guests and residents alike. Upstairs, three well-proportioned bedrooms offer ample space for restful nights and family life. The property further benefits from a secure garage and a private driveway. Outside, the beautiful south-facing garden provides a peaceful sanctuary for outdoor activities.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX :

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via composite front door. Wood flooring. Radiator. Doors to Cloakroom and Lounge.

CLOAKROOM

Double glazed opaque window to the front. Closed cistern w.c and wash hand basin. Heated towel rail. Ceramic tile flooring.

LOUNGE

14' 0.7" x 12' 0.8" (4.27m x 3.66m)
Double glazed window to the front. Continuation of flooring. Carpeted stairs rising to the first floor. Radiator. Open to:

DINING ROOM

7' 0.1" x 8' 0.7" (2.13m x 2.44m)
Double glazed French doors to the rear giving access to the Conservatory. Wood floor. Radiator.

CONSERVATORY

Double glazed Conservatory with french doors providing access to the rear garden. Ceramic tile flooring.

KITCHEN

8' 0.7" x 16' 0.4" (2.44m x 4.88m)
Fitted kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating sink and drainer with mixer taps over. Recess and plumbing for appliance and space for fridge/freezer. Space for cooker with extractor over. Vinyl flooring. Double glazed window and door to the rear. Door providing access to the internal garage and door to storage cupboard.

GARAGE

Steel up and over door. Light and power. Wall mounted gas combination central heating boiler.

BEDROOM ONE

11' 0" x 7' 11" (3.35m x 2.41m)
Main double bedroom with double glazed window to the front. Radiator. Fitted carpet. Double built in wardrobe.

BEDROOM TWO

9' 0" x 10' 0.1" (2.74m x 3.05m)
Second double bedroom with double glazed window to the rear. Fitted carpet. Radiator.

BEDROOM THREE

7' 0.3" x 6' 10" (2.13m x 2.08m)
Double glazed window to the front. Radiator. Fitted carpet.

BATHROOM

Double glazed opaque window to the rear. With suite to comprise p shaped bath, closed cistern w.c and wash hand basin. Heated towel rail.

OUTSIDE

To the front : Garden laid to lawn and driveway providing off road parking and access to the garage.
To the side: Pedestrian access to the rear.
To the rear: South facing rear garden laid to paving with further lawn and decked area.



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BARRY 01446 744750

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