



39 Afal Sur

Pencoedtre Village, Barry, CF63 1FX

WATTS & MORGAN 160 YEARS



39 Afal Sur

Pencoedtre Village, Barry, CF63 1FX

£315,000 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are delighted to market this beautifully presented spacious three double bedroom family home situated at the end of a quiet cul-de-sac. Located in the highly desirable Pencoedtre Village Development. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, master bedroom with dressing area and en-suite, dressing room/office. First floor landing, open plan living/dining room enjoying panoramic, elevated views over Barry, kitchen, two further spacious double bedrooms and a family bathroom. Externally the property enjoys off-road parking for several vehicles, an integral single garage and beautifully landscaped front and rear gardens. Solar Panels. EPC Rating: 'C'.

Directions

- Penarth Town Centre 5.8 miles
- Cardiff City Centre 8.4 miles
- M4 (J33) 6.8 miles

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Summary of Accommodation

GROUND FLOOR

Entered via a composite glazed door with side glazed panel into a welcoming hallway which benefits from carpeted flooring, a carpeted staircase leading to the first floor landing and a 'Accentra' wall mounted alarm panel.

The spacious master bedroom is a generously sized double bedroom which enjoys carpeted flooring, range of fitted mirror sliding wardrobes and a uPVC double glazed window to the front elevation providing elevated views over Barry. The en-suite has been fitted with a 3-piece white suite comprising: a corner shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from fully tiled walls/flooring, recessed ceiling spotlights and an obscured uPVC double glazed window to the side elevation.

The dressing room/office is a versatile space which enjoys carpeted flooring, a central ceiling light point and a fitted mirrored sliding wardrobe.

FIRST FLOOR

The first floor landing enjoys carpeted flooring, a loft hatch providing access to the loft space and a uPVC double glazed window to the front elevation.

The spectacular open plan living/dining room enjoys carpeted flooring, a central feature gas fireplace, a uPVC double glazed window providing spectacular panoramic views over Barry and the Bristol Channel and a uPVC double glazed window to the side elevation.

Glazed double doors lead into the dining room which enjoys laminate flooring and uPVC French doors providing access to the rear garden.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Integral appliances to remain include: a 'Delonghi' double oven and grill, a 'Delonghi' 4-ring gas hob with an extractor hood over and a 'Kenwood' dishwasher. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from recessed ceiling spotlights, a bowl and a half stainless steel sink, a cupboard housing the wall mounted 'Ideal Classic' gas central heating boiler, a uPVC double glazed window to the rear elevation and a glazed door providing access to the rear garden.

Bedroom two is a generously sized double bedroom which enjoys carpeted flooring and a uPVC double glazed window to the front elevation.

Bedroom three is a spacious double bedroom which enjoys carpeted flooring and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from fully tiled walls/flooring, an obscured uPVC double glazed window to the side elevation and a large airing cupboard provides ample linen storage and houses the hot water cylinder.

GARDENS AND GROUNDS

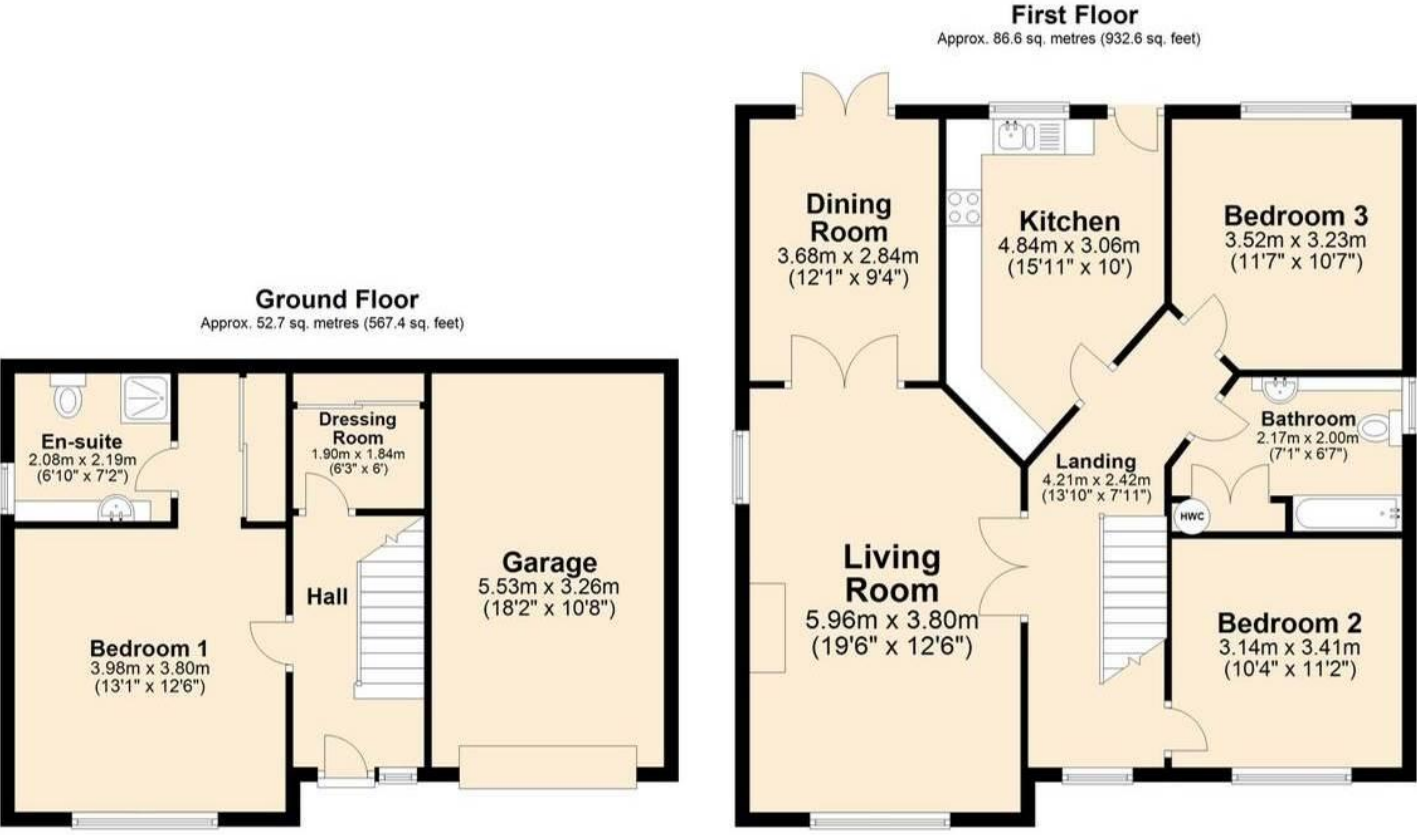
39 Afal Sur is approached off the road onto a driveway providing parking for several vehicles beyond which is an integral single garage with full electric services. The landscaped low maintenance front garden is predominantly laid to lawn with a variety of mature shrubs and borders. The beautifully landscaped rear garden is predominantly laid to lawn and enjoys a variety of mature shrubs and borders. Two separate composite decked areas provide ample space for outdoor entertaining and dining.

SERVICES AND TENURE

All mains services connected. Freehold.

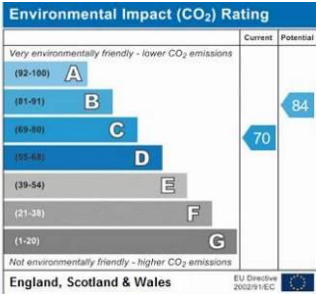
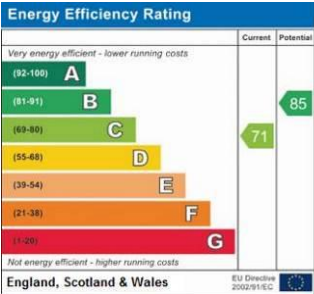
The property benefits solar panels and a security alarm system.





Total area: approx. 139.4 sq. metres (1500.1 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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