



## 47 Pencoedtre Road, Barry

**£249,950**

\*\*\* NEW \*\*\* Priory Estates are delighted to offer to the market this spacious versatile semi detached bungalow in the East End of Barry and with great links to Cardiff and the M4. It is also in close proximity to local supermarkets and the train station. Briefly comprising entrance hallway, shower room, kitchen, spacious conservatory, lounge with stairs rising to the attic room and two double bedrooms and a family bathroom. Outside there is a driveway providing access to the garage and gardens to the front and rear. Offered with No Chain,



# 47 Pencoedre Road, Barry

## Entrance Hallway

Entered via double glazed front door. Ceramic tile flooring. Radiator. Storage cupboard. Doors to ground floor rooms.

## Shower Room

Double glazed opaque window to the front. Ceramic tile flooring. Disabled glazed shower enclosed with shower over. Non slip vinyl flooring,

## Kitchen 11'10 x 10'3 (3.61m x 3.12m)

Well presented fitted kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating inset stainless steel sink and drainer with chrome mixer taps over. Integral fridge/freezer, dishwasher and four burner gas hob with electric oven and extractor over. Door to storage cupboard with space for appliance. Ceramic tile to splash back areas. Double glazed window to the rear and door providing access to the Conservatory. Radiator.

## Conservatory 24'6 x 9'9 (7.47m x 2.97m)

Spacious Conservatory with double glazed windows and doors. Laminate flooring Radiator.

## Lounge 15' x 12'11 (4.57m x 3.94m)

Double glazed window to the rear and double glazed door to the rear. Ceramic tile flooring. Radiator. Carpeted stairs rising to the attic room.

## First Floor Attic Room

Two double glazed velux windows to the rear. Fitted carpet. Storage to the eaves.

## Bedroom One 12'10 x 12'6 (3.91m x 3.81m)

Double glazed bay window to the front. Fitted carpet. Radiator.

## Bedroom Two 12'10 x 11'8 (3.91m x 3.56m)

Double glazed window to the front. Radiator. Fitted carpet.

## Bathroom

Double glazed opaque window to the side. Suite to comprise panelled bath, pedestal wash hand basin and closed cistern w.c. Chrome heated towel rail. Vinyl flooring. Ceramic tiling to all walls.

## Outside

To the front: Garden laid to lawn with driveway leading to the garage and offering generous off road parking.

To the rear: Enclosed rear garden laid lawn lawn with two patio areas. Shed.

