

KNIGHTS



Residential & Commercial Sales and Letting Agents



Cennin Pedr

Pencoedre Village, Barry, CF63 1DF

£465,000

Knights Estate Agents are delighted to offer for sale this four bedroom detached family residence situated on the popular modern Pencoedre Village development within easy access of local amenities and road links to Culverhouse Cross, Cardiff and the M4 corridor.

Accommodation briefly comprising; Entrance Hallway, Lounge, Dining Room, Conservatory, Kitchen/Dining room, Utility room, W/C. Four bedrooms, one with en-suite and family bathroom to the first floor. The property benefits from driveway providing off road parking. Enclosed rear garden.

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Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



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ENTRANCE

Via Composite door with decorative obscure glass panel leading into;

HALLWAY

Coving to ceiling. Staircase rising to first floor landing with large under stairs storage cupboard. Radiator. Tiling to floor. Doors off to all rooms.

LIVING ROOM

17'2" x

Two large UPVC double glazed windows to the front elevation. Spotlights to ceiling. Radiators.

RECEPTION ROOM TWO

16'2" x 9'3"

UPVC double glazed box bay window to the front elevation and window to the side elevation. Coving to ceiling. Radiator. Fitted carpet. Archway leading into;

RECEPTION ROOM THREE

9'3" x 9'1"

UPVC double glazed patio doors to the rear elevation leading into the conservatory. Coving to ceiling. Radiator. Fitted carpet.

CONSERVATORY

10'11" x 9'0"

UPVC double glazed conservatory with patio doors to the side leading out to the garden. Lighting and Power points. Tiling to floor.

KITCHEN/DINING ROOM

19'11" x 9'0"

UPVC double glazed window to the rear elevation. UPVC double glazed patio doors to the rear elevation leading to the garden. Range of wall and base units. Stainless steel one and a half bowl sink and drainer with mixer tap over. Built in, eye level oven. Four ring gas hob with extractor fan above. Integrated dishwasher. Ample room for dining furniture. Tiling to all splash back areas. Radiators. Tiling to floor. Doors leading into living room and utility room.

UTILITY ROOM

4'11" x 4'10"

UPVC door with obscure glass panel to the rear elevation leading to the garden. Worktops with ample room and plumbing below for white goods. Wall mounted combination boiler. Radiator. Tiling to floor. Door leading into;

W/C

4'11" x 3'11"

UPVC double glazed obscure window to the side elevation. Vanity unit housing the wash hand basin with mixer tap over and low level w/c. Heated towel rail. Tiling to floor.

FIRST FLOOR LANDING

Access to loft space. Fitted carpet. Doors off to all rooms.

BEDROOM ONE

13'6" x 11'5"

UPVC double glazed window to the front elevation. Range of built in furniture, comprising; wardrobes, bedside tables and vanity unit. Large storage cupboard. Radiator. Fitted carpet. Door leading into;

EN-SUITE

5'8" x 5'3"

UPVC double glazed obscure window to the front elevation. Three piece suite comprising; walk in shower cubicle with wall mounted mixer shower, low level w/c and wash hand basin with mixer tap over set in a vanity unit. Heated towel rail. Tiling to all walls. Laminate flooring.

BEDROOM TWO

14'3" x 8'8"

UPVC double glazed window to the front elevation. Range of built in wardrobes. Radiator. Fitted carpet.

BEDROOM THREE

11'3" x 9'4"

UPVC double glazed window to the rear elevation. Range of built in furniture, comprising; wardrobes, bedside tables and vanity unit. Radiator. Fitted carpet.

BEDROOM FOUR

9'4" x 8'9"

UPVC double glazed window to the rear elevation. Radiator. Fitted carpet.

FAMILY BATHROOM

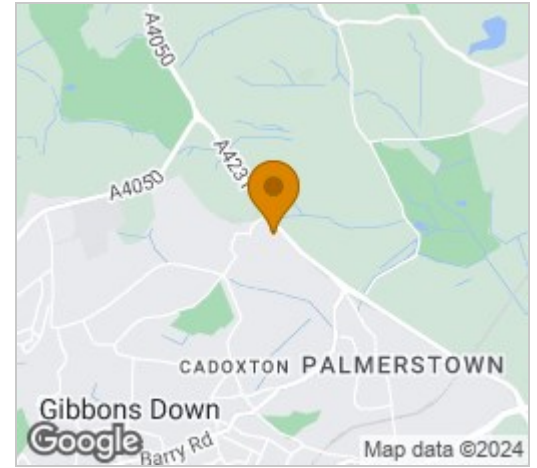
6'10" x 6'2"

UPVC double glazed obscure window to the rear elevation. Three piece suite comprising; Walk in double shower cubicle with mixer shower over, low level w/c and wash hand basin with mixer tap over. Wall mounted storage unit. Heated towel rail. Tiling to the floor.

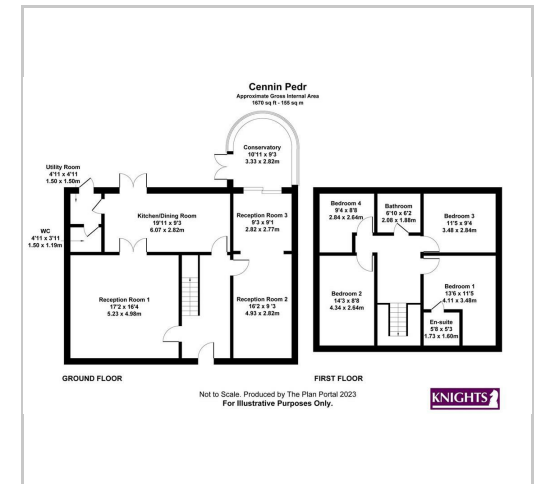
GARDEN

FRONT ELEVATION

Area Map



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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