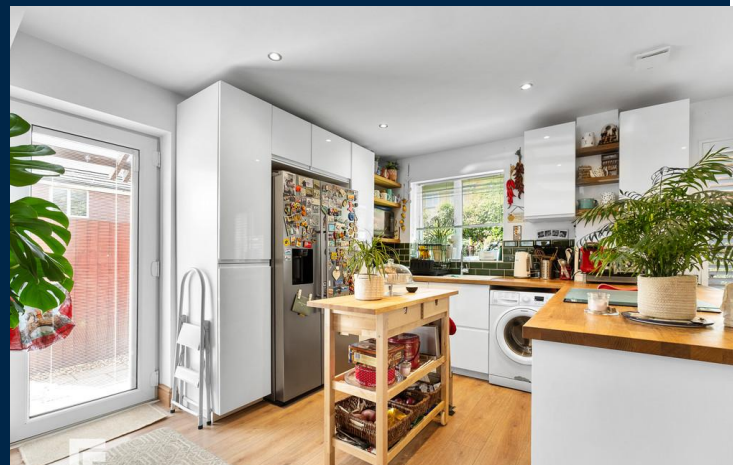
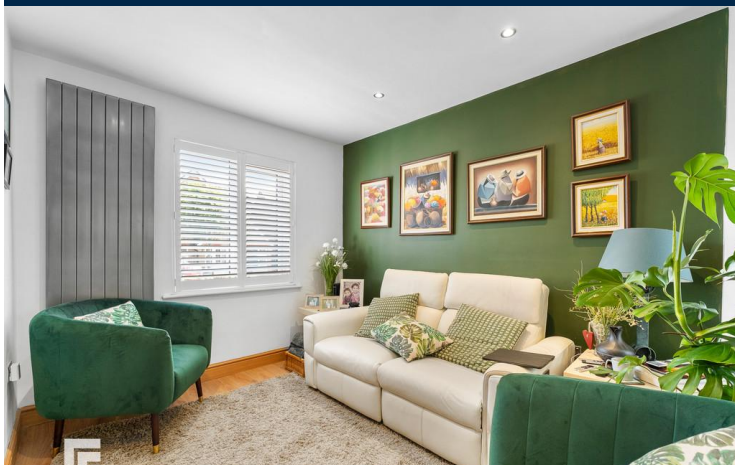




GELYN-Y-CLER
BARRY CF63 1FN

£399,950



DETACHED HOUSE



3



2



3



2

****NEW**** MGY are pleased to offer to the market this Charming three-bedroom Detached House located in the family friendly Pencoedtre Village area of Barry. Featuring a bright and spacious open plan wrap around Lounge/ Kitchen/ Dining room ideal for hosting, with an additional second Sitting Room for versatile use. To the first floor are Three Bedrooms and a Family Bathroom with an En-Suite to the Master Bedroom. To the rear of the property is an inviting spacious Garden with outside living space. Viewing is advised to appreciate. EPC: D

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: D

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Situated on the desirable Pencoedtre Village Estate, with easy access onto the Link Road providing convenient access through to the M4 and Cardiff. Convenient Bus Routes nearby.

ENTRANCE HALL

Entered via composite front door. Laminate flooring, Radiator. Stairs rising to the first floor. Doors to ground floor rooms.

SITTING ROOM

15' 11" x 7' 7" (4.86m x 2.32m)
Double glazed window to the front. Continuation of flooring. Modern wall mounted radiator.

LOUNGE/KITCHEN/DINING ROOM

22' 10" x 24' 4" (6.98m x 7.43m)
Lounge Area: Double glazed window to the front. Laminate flooring. Modern wall mounted radiator. Open to:
Kitchen Area: Modern Fitted kitchen with a range of units incorporating sink and drainer with mixer taps over. Four burner electric hob and oven. Recess and plumbing for appliance. Space for American Style Fridge Freezer. Breakfast bar of similar finish to work surfaces. Double glazed door providing access to the side garden. Two double glazed windows to the rear. Continuation of flooring. Ceramic tile to splash back areas. Open to:
Dining Room: Double glazed french doors providing access to the rear garden. Modern wall mounted radiator. Continuation of flooring. Log burner on hearth.

CLOAKROOM

Double glazed opaque window to the front. Laminate flooring. Closed cistern w.c and floating wash hand basin. Ceramic tile to splash back areas.

FIRST FLOOR ACCOMMODATION

Stairs rising to the first floor landing. Double glazed window to the side. Doors to all rooms including airing cupboard. Access to loft space via pull down ladder.

BEDROOM ONE

18' 4" x 11' 9" (5.61m x 3.59m)
Main double bedroom with two double glazed windows to the front. Fitted carpet. Radiator. Dressing area. Door to:

EN SUITE

Double glazed opaque window to the front. Closed cistern w.c and wash hand basin with vanity. Glazed shower closure with gas shower insitu. Ceramic tile flooring and walls. Chrome heated towel rail.

BEDROOM TWO

11' 2" x 8' 5" (3.41m x 2.57m)
Double glazed window to the front. Fitted carpet. Radiator.

BEDROOM THREE

7' 8" x 8' 3" (2.36m x 2.53m)
Double glazed window to the rear. Radiator. Fitted carpet.

SHOWER ROOM

Double glazed opaque window to the rear. Closed cistern w.c and wash hand basin with vanity. Glazed shower enclosure with gas shower insitu. Heated chrome towel rail. Ceramic tile flooring and splash back.

OUTSIDE

To the front: Driveway providing generous off road parking and additional parking space.

To the side: Generous and additional side space offering an option for an extension (subject to usual planning permission). Laid to paving. Gated access to the front. Pedestrian access to the rear.



GELYN-Y-CLER, BARRY CF63 1FN

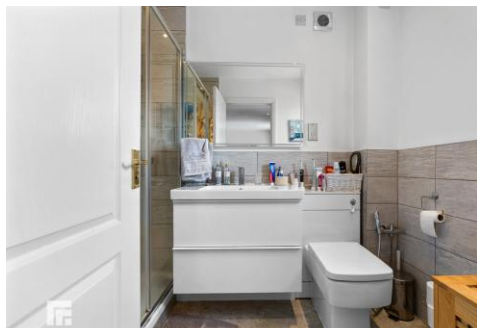
To the rear: A quiet tranquil private garden laid to lawn with further decked area. Mature borders trees and shrubs.
Pergola with roof creating a sense of outside/inside space.



GELYN-Y-CLER, BARRY CF63 1FN

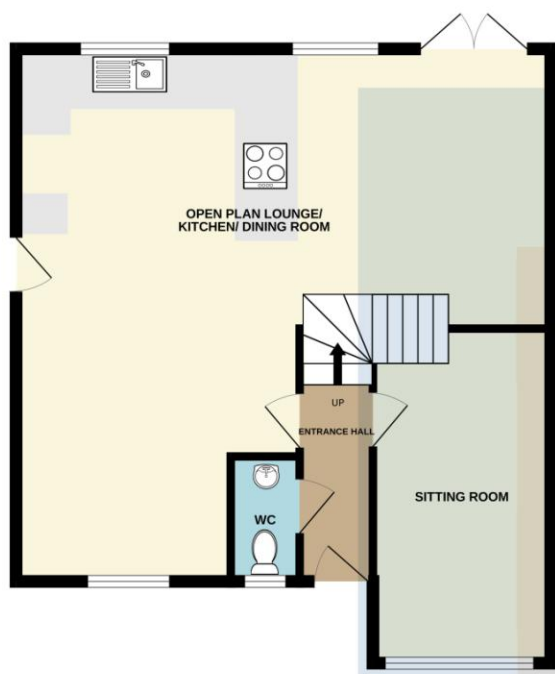


GELYN-Y-CLER, BARRY CF63 1FN

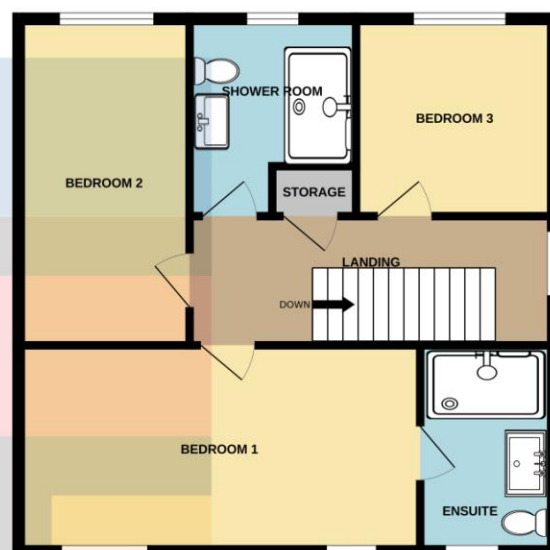


GELYN-Y-CLER, BARRY CF63 1FN

GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

BARRY 01446 744750

106 Broad Street, Barry, South Glamorgan, CF62 7AJ



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

MGY.CO.UK