



**Plas Gwernen, Barry CF63 1AR**

**welcome to**

## **Plas Gwernen, Barry**

- BEAUTIFULLY PRESENTED AND EXTENDED FAMILY HOME
- MODERN FITTED WREN KITCHEN
- OPEN PLAN LIVING ROOM / DINING ROOM
- FOUR BEDROOMS
- EN SUITE AND SHOWER ROOM

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers in excess of  
**£340,000**

This beautifully presented and extended family home situated in a much sought after location nestled at the end of a cul de sac and a children's park and recreational ground a short distance away. Easy commutable distance to the M4 corridor and beyond. CALL NOW TO VIEW ON 01446 74787.



**Entrance**

**Cloak Room**

**Living Room**

15' 5" MAX x 14' 6" MAX ( 4.70m MAX x 4.42m MAX )

**Dining Room**

7' 1" max x 8' 6" max ( 2.16m max x 2.59m max )

**Kitchen / Diner**

16' 3" x 8' 6" ( 4.95m x 2.59m )

**Garage**

**Landing**

**Bedroom One**

16' 8" x 7' 4" ( 5.08m x 2.24m )

**En Suite**

**Bedroom Two**

10' 1" x 9' 1" ( 3.07m x 2.77m )

**Bedroom Three**

11' 1" x 9' 1" ( 3.38m x 2.77m )

**Bedroom Four**

7' 2" x 6' 8" ( 2.18m x 2.03m )

**Shower Room**

**Front Garden**

**Rear Garden**

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**Property Ref:**

BRY107741 - 0006

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allen & harris



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