

3 Suran y Gog

Barry, Vale of Glamorgan, CF63 1FT



A modern detached family home in a very popular development that provides convenient access into Barry, to local schools, to the M4 through Wenvoe and out into the Vale of Glamorgan. The property has been improved and upgraded by the current owners and comprises an entrance hall, two reception rooms, extended kitchen, utility room and WC on the ground floor along with four bedrooms and two bathrooms above. The property has good off road parking to the front as well as a completely re-landscaped rear garden. Viewing is a must. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£397,500

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Entrance Hall

Composite front door with double glazed panels. Laminate flooring. Power points. Coved ceiling. Doors to the living room, sitting room and WC. Stairs to the first floor.

Living Room 12' 6" maximum x 17' 3" into bay (3.8m maximum x 5.25m into bay)

An excellent main reception room with uPVC double glazed bay window to the front and sliding door to the rear into the kitchen. Feature fireplace with gas fire, concrete surround and hearth and a wooden surround. Coved ceiling. Recessed lights. Power points and TV point. Acoustic wood panelling. Central heating radiator.

Sitting Room 7' 11" x 17' 4" (2.41m x 5.28m)

The converted garage provides a very useful additional living room. uPVC double glazed window to the front with fitted Venetian blinds. Door to the rear into the utility room. Coved ceiling. Power points and TV point.

Kitchen / Diner 24' 3" x 11' 4" plus dining area (7.4m x 3.45m plus dining area)

This is a superb family kitchen with extended dining space that overlooks and opens onto the garden. Tiled flooring throughout. Fitted kitchen comprising base units with polished concrete work surfaces and tiled splashbacks. Integrated appliances including a four zone induction hob, electric oven, grill and extractor hood. Plumbing for dishwasher. Recess for American style fridge freezer. One and a half bowl stainless steel counter sunk sink with drainer. Recessed lights. Under stair cupboard. Two central heating radiator. Three sets of uPVC double glazed doors into the garden along with additional windows. Open to the utility room.

Utility Room 6' 9" x 5' 4" (2.06m x 1.62m)

Fitted base units with laminate work surface and fitted shelving above. Plumbing for washing machine and dryer. Door to the side and into the living room. Extractor fan. Power points. Wall mounted gas boiler.

WC

WC and wash hand basin. Central heating radiator. uPVC double glazed window to the front with fitted Venetian blinds.

First Floor

Landing

Fitted carpet to the stairs and landing. Built-in cupboard with hot water cylinder. Power points.

Bedroom 1 10' 9" maximum x 12' 2" maximum (3.28m maximum x 3.7m maximum)

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted Venetian blinds. Laminate floor. Central heating radiator with cover. Power points and TV point. Two fitted wall lights. Sliding door to the en-suite.

En-Suite 6' 10" x 4' 5" (2.08m x 1.35m)

An upgraded en-suite shower room comprising a large shower cubicle with overhead mixer shower and sliding door, WC and wash hand basin with storage below. Tiled floor and part tiled walls. Extractor fan. uPVC double glazed window with fitted Venetian blinds.

Bedroom 2 8' 9" x 15' 1" (2.67m x 4.59m)

Double bedroom with uPVC double glazed window to the front. Fitted Venetian blinds. Fitted carpet. uPVC double glazed window. Central heating radiator. Power points. TV point.

Bedroom 3 13' 8" x 8' 6" (4.16m x 2.58m)

Another double bedroom with uPVC double glazed window overlooking the garden. Fitted Venetian blinds. Laminate flooring. Central heating radiator. Power points.

Bedroom 4 9' 3" x 9' 2" (2.81m x 2.79m)

Single bedroom of good proportions to the front of the house, currently used as a home office. Laminate floor. uPVC double glazed window with fitted Venetian blinds. Power points. Central heating radiator.

Bathroom 6' 1" x 6' 2" (1.86m x 1.89m)

This upgraded bathroom has a suite comprising a panelled bath with hand shower fitting, WC and wash hand basin with storage below. uPVC double glazed window to the front with fitted Venetian blinds. Part tiled walls. Central heating radiator. Extractor fan. Shaver point.

Outside

Front

Off road parking to the front for two cars side by side.

Rear Garden

A very private, tiered garden on three levels that has been completely re-landscaped. Areas of paved patio and artificial grass. Raised beds with mature planting. Outside light and tap.

Additional Information

Tenure

The property is held on a freehold basis (CYM35976).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,415.99 for the year 2024/25.

Approximate Gross Internal Area

1280 sq ft / 119 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



This drawing is for illustrative purposes only (not to scale)
Copyright © 2024 ViewPlan.co.uk (Ref: VP24-WFT-4, Rev: Org)













