

# 23 Suran y Gog

Barry, Vale of Glamorgan, CF63 1FT



A modern, four bedroom detached located on a very popular development within easy reach of schools, shops, road links out to the M4 and many other local amenities. The ground floor accommodation comprises the entrance hall along with three reception rooms, kitchen, utility space and WC. There are four bedrooms and two bathrooms above. The property is in excellent condition throughout, has off road parking to the front and a very attractively laid out rear garden with a southerly aspect. Viewing advised. EPC: D.

## David Baker & Co.

Your local Estate Agent & Chartered Surveyor

## £425,000

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## **Accommodation**

### **Ground Floor**

#### **Hall**

Composite front door with double glazed panels. Laminate floor. Central heating radiator with cover. Coved ceiling. Stairs to the first floor. Doors to the three reception rooms and kitchen.

#### **Snug / Study / Playroom** *8' 8" max x 11' 3" (2.63m max x 3.43m)*

A very useful and versatile additional room that is current a sitting room but it would be equally as effective as a study or playroom. Laminate floor continued from the hall. Central heating radiator. uPVC double glazed window to the front, with fitted Venetian blinds. Power points and TV point. There is a door to the rear into a store room which has a fitted work surface, power points and light.

#### **Sitting Room** *11' 1" x 16' 2" into bay (3.39m x 4.94m into bay)*

The main reception room, with uPVC double glazed bay window to the the front. Laminate flooring. Fireplace with electric fire and marble hearth. Coved ceiling. Central heating radiator. Power points and TV point. Venetian blinds to the window.

#### **Dining Room** *7' 7" x 10' 11" (2.32m x 3.33m)*

Laminate flooring, which runs through the entire ground floor. Coved ceiling. Central heating radiator with cover. Power point. uPVC double glazed patio doors that open into the rear garden.

#### **Kitchen** *11' 2" x 8' 9" (3.4m x 2.66m)*

Fitted kitchen comprising a mixture of wall units and base units with grey shaker style doors and wood effect laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob, extractor hood and fridge freezer. Plumbing for a dishwasher. Attractively tiled splashbacks. Laminate floor. Power points. Open to the utility space.

#### **Utility Room** *5' 3" x 5' 8" (1.59m x 1.73m)*

Laminate flooring. Fitted base units with laminate work surface. Tall cupboard with Vaillant gas boiler. Single bowl stainless steel sink with drainer. Plumbing for washing machine. Power points. Tiled splashback. uPVC double glazed door into the garden and a door to the WC.

#### **WC** *5' 2" x 2' 9" (1.58m x 0.84m)*

Laminate flooring. uPVC double glazed window to the side. WC and sink. Central heating radiator.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Central heating radiator. uPVC double glazed window to the side. Hatch to the loft space. Built-in cupboard with fitted shelving and hot water cylinder. Power points.

#### **Bedroom 1** *11' 2" x 13' 2" plus wardrobes (3.4m x 4.01m plus wardrobes)*

Double bedroom with en-suite shower room. Fitted carpet. Fitted wardrobes to one wall. uPVC double glazed window to the front with Venetian blinds. Power points and TV point. Central heating radiator with cover. Door to the en-suite.

#### **En-Suite** *6' 3" into shower x 6' 6" max (1.9m into shower x 1.98m max)*

Tiled floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, a WC and a sink. uPVC double glazed window to the front with Venetian blinds. Extractor fan. Heated towel rail. Recessed lights.

#### **Bedroom 2** *8' 8" x 12' 8" (2.64m x 3.85m)*

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Power points. Venetian blinds to the window.

### Bedroom 3 7' 8" x 9' 0" (2.33m x 2.74m)

Double bedroom. uPVC double glazed window to the rear, with Venetian blinds. Fitted carpet. Central heating radiator. Power points.

### Bedroom 4 7' 10" x 9' 0" (2.38m x 2.74m)

A single bedroom, again to the rear of the house and with a uPVC double glazed window, with Venetian blinds, overlooking the garden. Fitted carpet. Central heating radiator with cover. Power point.

### Bathroom 6' 8" max x 6' 6" (2.04m max x 1.98m)

Tiled floor and part tiled walls. Suite comprising a panelled bath, WC and sink with storage below. Heated towel rail. uPVC double glazed window with Venetian blinds. Recessed lights. Extractor fan. Fitted cabinet with mirrored doors.

## Outside

### Front

Off road parking to the front, for two cars side by side. Lawn laid to artificial grass. Mature privacy hedging. Covered external porch leading to the front door and gated access to the rear garden.

### Rear Garden

An enclosed south westerly rear garden with areas of lawn and three separate timber decked areas, each with plenty of space for furniture and outdoor furniture and potted plants. There is a generous side area with timber shed and gated access to the front. In addition to this, there is a further shed and a useful area to the rear of the garden laid to stone chippings. The garden is full of mature planting and has outside lights, power points and tap.

## Additional Information

### Tenure

The property is freehold (CYM108580).

### Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2563.14 for 2025/26.

### Approximate Gross Internal Area

1150 sq ft / 106.8 sq m.

### Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Floor Plan



Ground Floor



First Floor

For illustrative purposes  
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