



award winning estate agent

Chris Davies

chris-davies.co.uk

## 8 Trem Mapgoll Barry



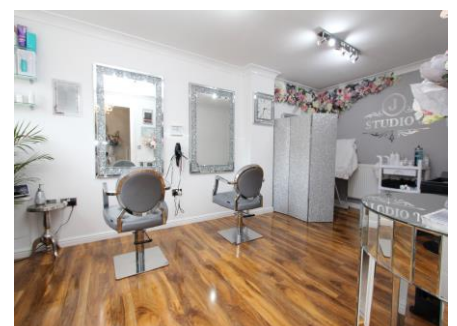
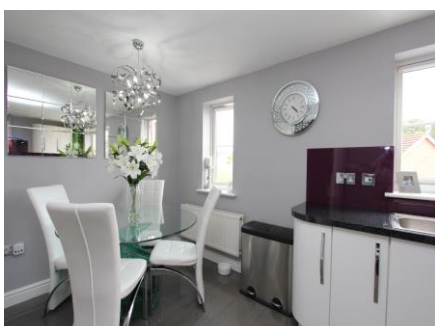
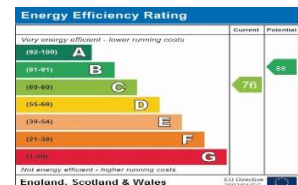
**STUNNING TOWNHOUSE**  
**REFURBISHED & EXTENDED**  
**LOUNGE; ORANGERY**  
**KITCHEN BREAKFAST ROOM**  
**3/4 BEDS; EN SUITE; BATHROOM**  
**GF WC; SALON/OFFICE/STUDY**

**£299,950**

BEAUTIFULLY PRESENTED THREE STOREY TOWNHOUSE; THREE/FOUR BEDROOMS PLUS GF STUDY/SALON/OR 4TH BEDROOM - This wonderful family home is located on the sought after development of Pencoedre Village, offering quick access to the link roads and M4 corridor, whilst also enjoying rural and Channel views. Having been upgraded over the years accommodation comprises entrance hall, WC/cloaks, currently being used as a functioning salon, this extra reception room could be used as a study/playroom (previously the garage). To the first floor there is a spacious lounge open to an orangery plus a modern kitchen breakfast room. To the second floor there are three bedrooms, family bathroom, plus en suite. The front has driveway parking for two vehicles and the rear is of low maintenance, with astro turf, decking and patio, all with lighting.

**Tenure** Freehold  
**Tax Band** D  
**Water Meter** tbc  
**Postcode** CF63 1HD

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## GROUND FLOOR

### Entrance Hall

A wide, carpeted hall with stairs to first floor and pull out under stair storage. Radiator. Window to front. Doors to WC/cloaks and salon (previously garage).

### WC/Cloaks 6' 7" x 3' 11" (2.01m x 1.19m)

With white close coupled WC and pedestal wash hand basin. Heated towel rail. Laminate effect vinyl floor.

### Salon/Study/4th Bedroom 18' 7" x 9' 3" (5.66m x 2.82m)

Currently being used as a salon (previously the garage) this room offers great flexibility for the family life or an option to work from home. Smooth walls and ceiling with inset lights. Front aspect window. Radiator. Plumbing. Laminate floor.

## FIRST FLOOR

### Landing

Carpeted with doors to lounge and kitchen breakfast room. Radiator. Further stairs to second floor.

### Kitchen Breakfast Room 16' 8" x 11' 8" (5.08m x 3.55m)

A fabulous, stylish kitchen (approx 5 years old) with a wide range of high gloss eye and base level units, complementing work surfaces and contrasting modern splash backs. Sink unit with mixer tap. Inset 5 ring gas hob, oven under and cooker hood with lighting over. Space and plumbing for appliances. Space for table and chairs. Radiator. Windows to the front. High gloss tiled floor.

### Lounge 14' 1" x 16' 8" (4.29m x 5.08m)

A beautifully presented, carpeted L shaped lounge with central fireplace and two radiators. Open to the orangery.

### Orangery 12' 5" x 6' 11" (3.78m x 2.11m)

A wonderful addition to the property with inset ceiling spotlights, windows overlooking the garden and uPVC door. Tiled floor.

## SECOND FLOOR

### Landing

Carpeted landing with internal doors to three bedrooms, bathroom and storage cupboard. Loft access.

### Bedroom One 12' 11" x 9' 3" (3.93m x 2.82m)

Carpeted double bedroom with rear aspect window and radiator. Door to en suite.

### En Suite 8' 3" x 3' 5" (2.51m x 1.04m)

Shower cubicle with thermostatic shower over, pedestal wash hand basin and close coupled WC. Fully tiled walls and floor. Extractor. Opaque window. Heated towel rail.

### Bedroom Two 10' 4" x 9' 0" (3.15m x 2.74m)

Carpeted double bedroom with front aspect window allowing views. Radiator.

### Bedroom Three 7' 8" x 7' 5" (2.34m x 2.26m)

Carpeted bedroom with front aspect window allowing views. Radiator.

### Bathroom 5' 10" x 6' 0" (1.78m x 1.83m)

White suite comprising panelled bath with waterfall style mixer tap, close coupled WC and wash hand basin set into vanity unit. Splash back tiled areas. Inset ceiling lights. Opaque window. Heated towel rail. Laminate effect vinyl floor.

## OUTSIDE

**Front Driveway** for two vehicles with interlocking bricks and inset lighting (mains powered).

**Rear Garden** A fully enclosed garden with astro turf, decking and an elevated seating area, all with lighting.



**HELPFUL INFORMATION** whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.