





## 20 Cennin Pedr

Barry, Barry

FOUR BEDROOM DETACHED enjoying a quiet corner position in this modern cul de sac. Available with no onward chain this family home comprises porch, hall, living room, dining room, kitchen breakfast room, Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- FOUR BEDROOMS
- DETACHED
- CUL DE SAC POSITION
- BATHROOM & EN SUITE
- GARAGE & DOUBLE DRIVEWAY
- EPC C70





### **Porch**

Accessed via uPVC door and with matching adjacent windows. Ceramic tile flooring. Door leads to hall.

### **Hall**

With laminate floor and carpeted stair case with dual handrail to the first floor. Radiator. Panelled door leads to the living room.

### **Living Room**

16' 2" x 13' 6" (4.93m x 4.11m)

With a laminated flooring this immaculate good size lounge has front uPVC front window, two radiators and focal point of fire surround with marble back and hearth and coal effect gas fire inset. Arch leads through to the dining room and panelled doors lead to handy under stair storage cupboard plus the kitchen breakfast room.

### **Dining Room**

9' 2" x 8' 0" (2.79m x 2.44m)

With continuation of the laminate flooring from the living room this dining room has uPVC French doors leading out onto the rear garden. Coving and radiator.

### **Kitchen**

12' 0" x 9' 11" (3.66m x 3.02m)

Refitted and with a range of cream eye level and base units in Shaker style and these are complemented by modern work tops which have an adjacent breakfast bar area. One and a half bowl sink unit plus integrated 4 ring gas hob with electric oven under and cooker hood over. Further integrated dish washer and space for upright ridge freezer as require. Laminated flooring, ceramic tiled splash backs and sill plus rear window looking onto the rear garden. Panelled door leads to utility room.





#### Utility

4' 11" x 4' 10" (1.50m x 1.47m)

Laminate floor and under counter space for washing machine and tumble dryer etc. Radiator, tiled splash backs and wall mounted boiler (Vaillant boiler recently replaced). Opaque uPVC rear door to garden and panelled door leads to the cloakroom / WC.

#### Cloakroom / WC

4' 10" x 3' 10" (1.47m x 1.17m)

Comprising a close coupled WC and wash basin with vanity cupboard under. Laminate flooring, radiator and opaque uPVC side window with ceramic tiled sill matching the splash backs.

#### First Floor Landing

Central and carpeted matching the stairs, the landing has doors giving access to the four bedrooms and bathroom / WC.

#### Bedroom One

13' 6" x 11' 5" (4.11m x 3.48m)

A spacious carpeted double bedroom with front uPVC window and radiator. Doors lead to a handy over stair cupboard which houses the water tank and a final door leads to the en suite.

#### En Suite

5' 8" x 5' 2" (1.73m x 1.57m)

Comprising WC, wash basin with vanity cupboard under and quadrant shaped fully tiled shower cubicle. Opaque uPVC front window with ceramic tiled sill matching the fully tiled walls, floor and splash backs. Ladder style towel rail and extractor.

#### Bedroom Two

11' 5" x 9' 5" (3.48m x 2.87m)

Carpeted double bedroom with rear uPVC window and radiator.





### **Bedroom Three**

14' 2" x 8' 8" (4.32m x 2.64m)

Carpeted double bedroom with uPVC windows to the side and front. Radiator.

### **Bedroom Four**

8' 9" x 8' 8" (2.67m x 2.64m)

Carpeted single bedroom (L shape). Rear uPVC window and radiator.

### **Bathroom WC**

6' 9" x 6' 2" (2.06m x 1.88m)

Comprising a white WC, wash basin with vanity cupboards and drawers under plus twin grip bath which has a mixer shower off the tap with wall bracket. Fully ceramic tiled flooring, splash backs, walls and sill plus opaque uPVC rear window. Chrome ladder style towel rail, extractor and smooth ceiling with spot lights. Shaver point.





### **FRONT GARDEN**

Laid with Cotswold stone chippings. Gated side access leads to the rear garden.

### **REAR GARDEN**

30' 0" x 30' 0" (9.14m x 9.14m)

With a wrap around idea of patio slabs with a central infill of lawn. Stone chipped borders with various shrubs and a corner deck.

### **DRIVEWAY**

2 Parking Spaces

Laid to interlocking brick paviour and providing off road parking for two vehicles (side by side) and this leads to the single garage.

### **GARAGE**

Single Garage

Up and over door. Power and lighting.

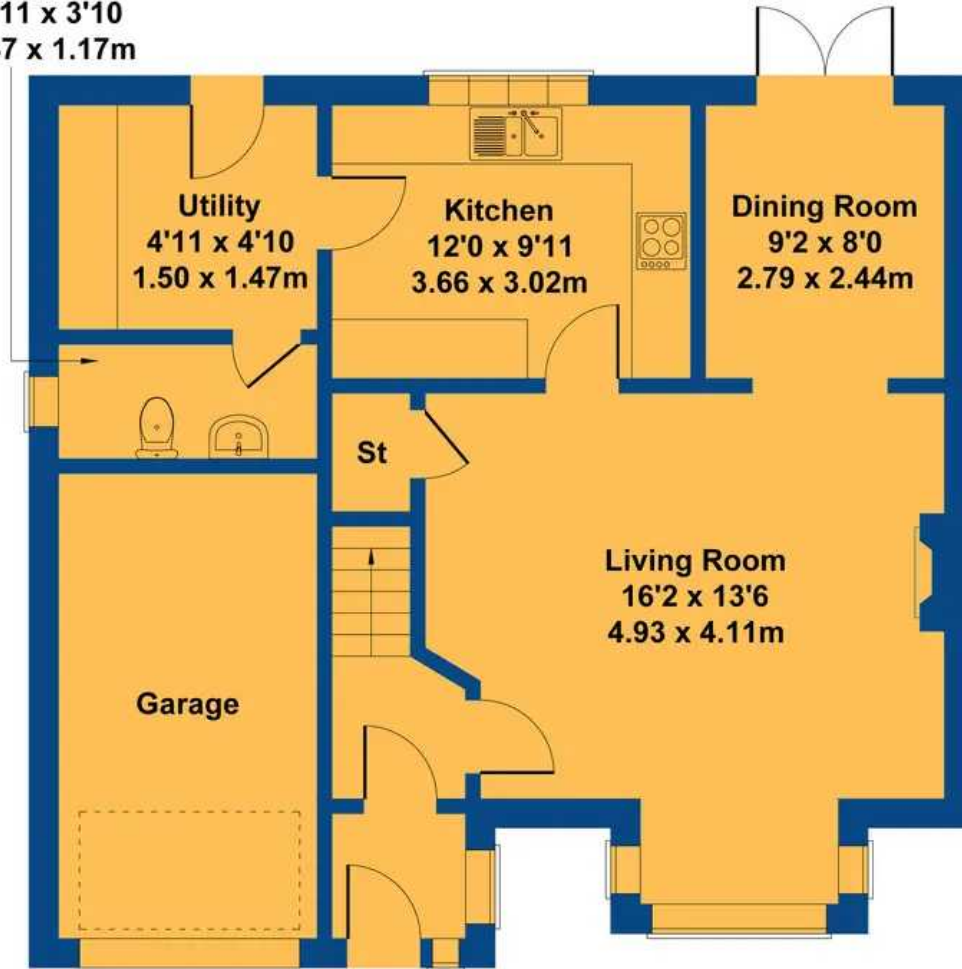




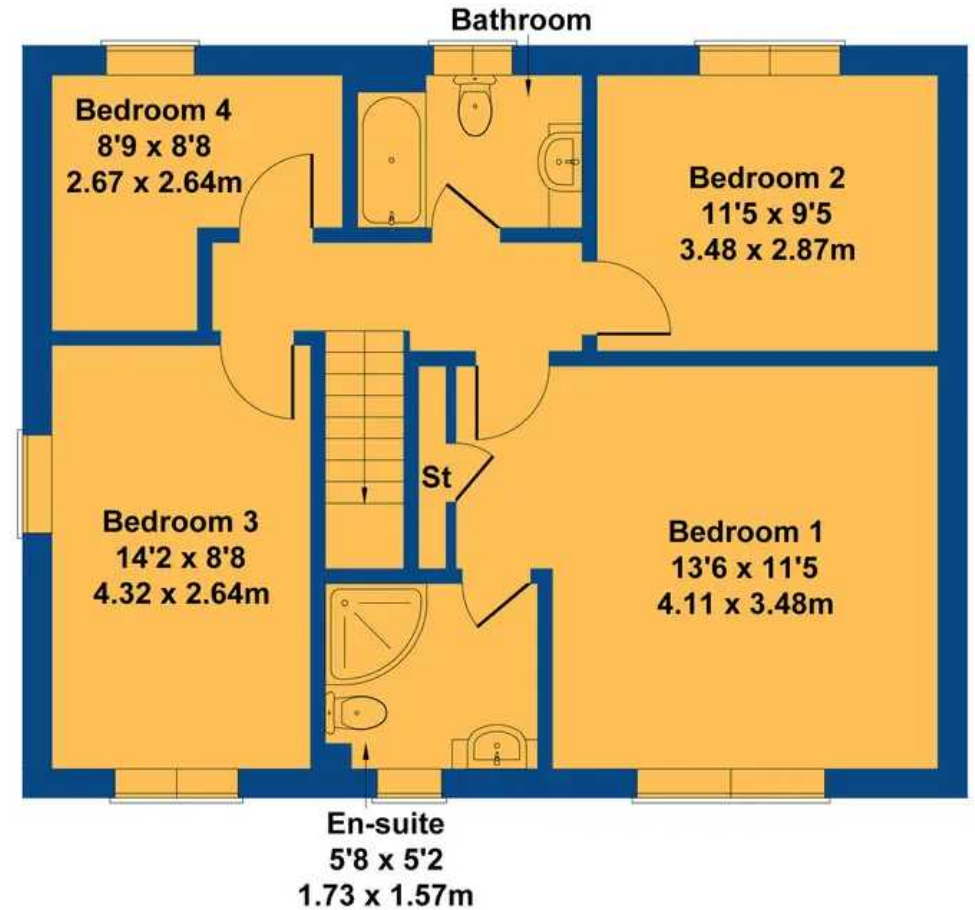
# 20 Cennin Pedr

Approximate Gross Internal Area  
1464 sq ft - 136 sq m

WC  
4'11 x 3'10  
1.47 x 1.17m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.





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