





50 Cae Leon

Barry, Barry

Fantastic opportunity for extending or perhaps a secondary dwelling (stpp) No onward chain
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- 100 FOOT REAR GARDEN
- FANTASTIC POTENTIAL FOR EXTENDING OR SECOND DWELLING (STPP)
- NO ONWARD CHAIN
- DORMER STYLE BUNGALOW; TWO BEDROOMS
- DETACHED GARAGE & LARGE DRIVEWAY
- REQUIRING REFURBISHMENT
- EPC E52
- For further information on broadband and mobile coverage in the area visit checker.ofcom.org.uk/





Entrance Porch

Accessed via uPVC front door with opaque glazing. A tiled floor and further uPVC windows. Light. Fully glazed uPVC door into hall.

Hallway

An L shaped hall, carpeted and this gives access to the shower room, lounge, kitchen and bedroom two. Under stair storage cupboard. Radiator.

Bedroom Two

9' 8" x 9' 5" (2.95m x 2.87m)
Carpeted double bedroom with front aspect window. Full height and width wardrobes (excluded from dimensions). Radiator.

Kitchen

11' 0" x 10' 1" (3.35m x 3.07m)
With a tiled floor, the kitchen has a wide range of fitted eye level and base units, with work surfaces over and inset sink unit. Inset electric hob, oven and cooker hood over. Kitchen has open arch access to the dining room.

Dining Room

14' 3" x 11' 8" (4.34m x 3.56m)
A carpeted bay fronted reception room with wall mounted electric fire. Two curved recesses with lighting. Radiator.

Shower Room

6' 9" x 5' 6" (2.06m x 1.68m)
Corner shower cubicle with electric inset shower, wash basin and WC set into vanity unit. Easy wipe PVC walls and opaque window to side. Ladder heated towel rail.

Living Room

21' 9" x 17' 1" (6.63m x 5.21m)
A carpeted, large lounge with a pretty garden outlook. Two radiators. uPVC side doors plus a further two sets of sliding doors to the rear garden. A further door leads to the rear utility. An internal door leads from the lounge to the first floor bedroom.





A further door leads to the rear utility. An internal door leads from the lounge to the first floor bedroom.

Utility

With a polycarbonate roof. Space and plumbing for appliances. Further door to rear garden.

First Floor Bedroom

13' 7" x 10' 3" (4.14m x 3.12m)

Accessed via carpeted stairs. Carpeted and with 3 Velux style windows. Storage to the eaves. Radiator. Fitted cupboard.





REAR GARDEN

100' 0" x 75' 0" (30.48m x 22.86m)

A substantial rear garden which would lend itself to an extension or perhaps a secondary dwelling - subject to consent of course and planning permission. There is a large patio, covered by a Pergola that wraps around the side and back of the property. A huge area of lawn with palm trees and borders / established shrubs.

GARAGE

Single Garage

Detached garage with up and over door.

DRIVEWAY

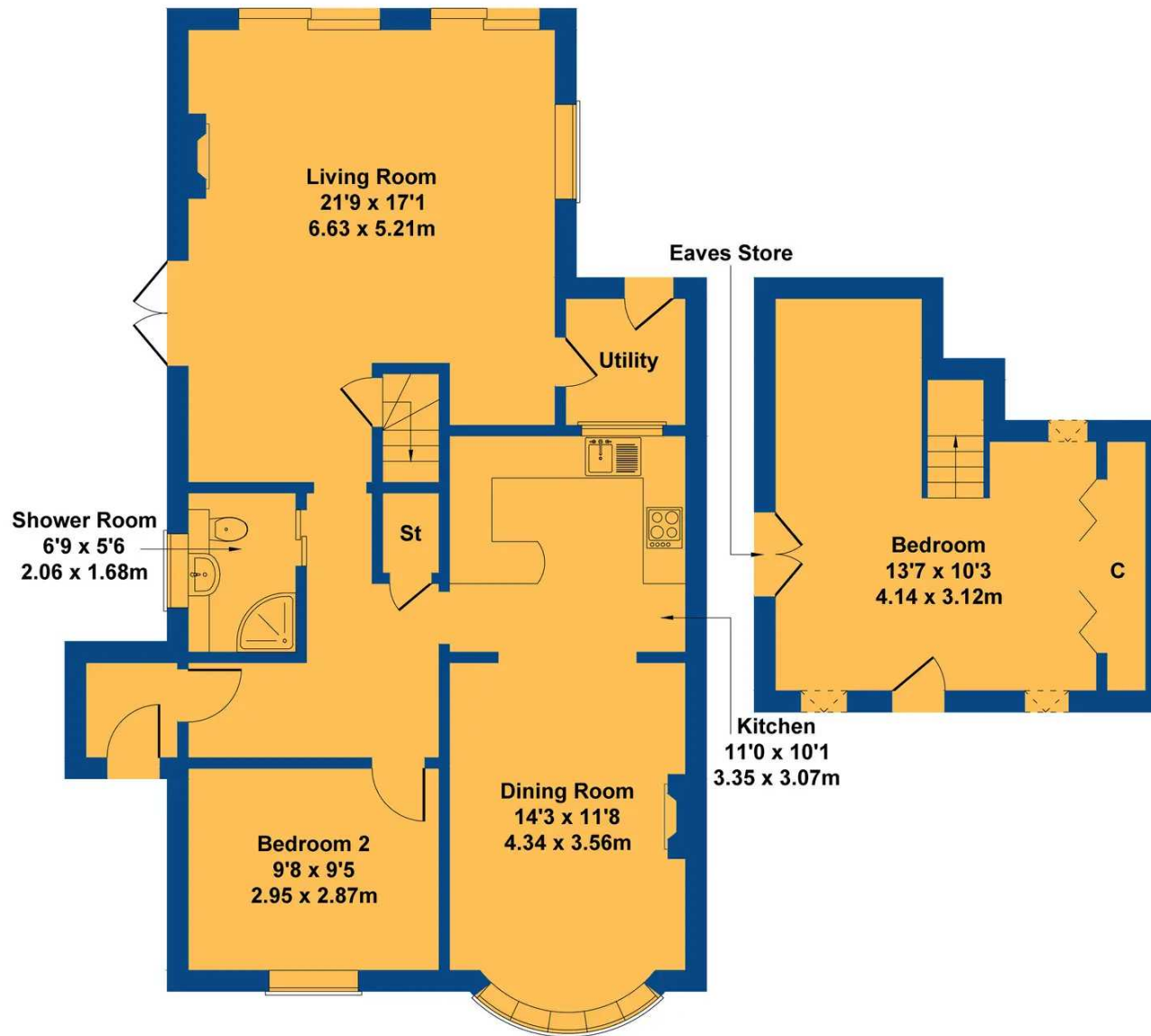
4 Parking Spaces

A large driveway of interlocking brick paviour, providing off road parking for many vehicles. Gate to side.



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Approximate Gross Internal Area
1227 sq ft - 114 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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