





9 Melyn Y Gors

Barry, Barry

4 bed detached family home, Pencoedre Village

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- DETACHED FAMILY HOME; PENCOEDTRE VILLAGE LOCATION
- FOUR BEDROOMS; TWO RECEPTION ROOMS
- LARGE KITCHEN BREAKFAST ROOM
- BATHROOM PLUS EN SUITE
- DOUBLE DRIVE PLUS GARAGE
- EPC C74





Entrance Hall

Accessed via front door. Laminate floor and carpeted stairs to the first floor. Internal doors to lounge and second reception / 5th bedroom.

Second Reception / 5th Bedroom

17' 10" x 8' 0" (5.44m x 2.44m)

Previously the garage this handy additional reception room would make a great 5th bedroom. Laminate floor and front aspect window. Radiator.

Lounge

13' 4" x 16' 5" (4.06m x 5.00m)

Measurements into Bay. A good size lounge, carpeted, with box style bay window to the front. Radiator.

Modern, wall mounted electric fireplace. Under stair storage and sliding door to kitchen breakfast room.

Kitchen Breakfast Room

20' 1" x 9' 2" (6.12m x 2.79m)

Initially the kitchen has a wide range of eye level and base units in high gloss white with complementing work surfaces over. One and a half bowl inset sink unit with adjustable rinser tap. Inset electric hob and oven under. Space for tall fridge freezer. Radiator and tiled floor. Open to dining area. Laminate effect vinyl floor and radiator. Double opening uPVC doors to the garden. Space for table and chairs. The kitchen has an internal door to the utility.

Utility

5' 5" x 5' 0" (1.65m x 1.52m)

Continuation of the tiled floor. Fitted cupboards and work surfaces with space and plumbing for appliances as required. Door to rear garden and internal door to WC cloaks.

WC / cloaks

5' 2" x 3' 8" (1.57m x 1.12m)

Continuation of the tiled floor. White WC and wash basin set into vanity unit. Opaque window to side. Radiator.





Landing

Carpeted with internal doors to four bedrooms and bathroom. Loft hatch.

Bathroom

6' 11" x 6' 3" (2.11m x 1.91m)

White suite comprising oval shaped bath with mixer tap, WC and wash basin set into vanity unit. Radiator. Tiled and opaque window to rear. Partial tiled walls. Shaving point.

Bedroom One

13' 4" x 11' 4" (4.06m x 3.45m)

Carpeted double bedroom with front aspect window and radiator. Door to fitted cupboard and door to en suite.

En Suite

5' 9" x 5' 2" (1.75m x 1.57m)

Corner shower cubicle with inset thermostatic shower. WC and wash basin set into vanity unit. Shaver point. Opaque window to front and laminate effect vinyl floor. Radiator.

Bedroom Two

14' 8" x 8' 10" (4.47m x 2.69m)

Carpeted double bedroom with front and side aspect window. Radiator.

Bedroom Three

11' 5" x 9' 4" (3.48m x 2.84m)

Carpeted double bedroom with rear aspect window and radiator.

Bedroom Four

7' 6" x 7' 0" (2.29m x 2.13m)

Measurements exclude depth of wardrobes. Carpeted, currently being used as a dressing room with fitted wardrobes. Radiator and rear aspect window.





FRONT GARDEN

An area of stone chippings leading to the garage and alongside the double drive.

REAR GARDEN

A good size fully enclosed garden. An initial patio area followed by a lawn which leads to the decking. Outside tap. Gate to side plus rear access to the garage.

DRIVEWAY

3 Parking Spaces

Double width driveway, plus a large area of stone chippings offering further off road space.

GARAGE

Single Garage

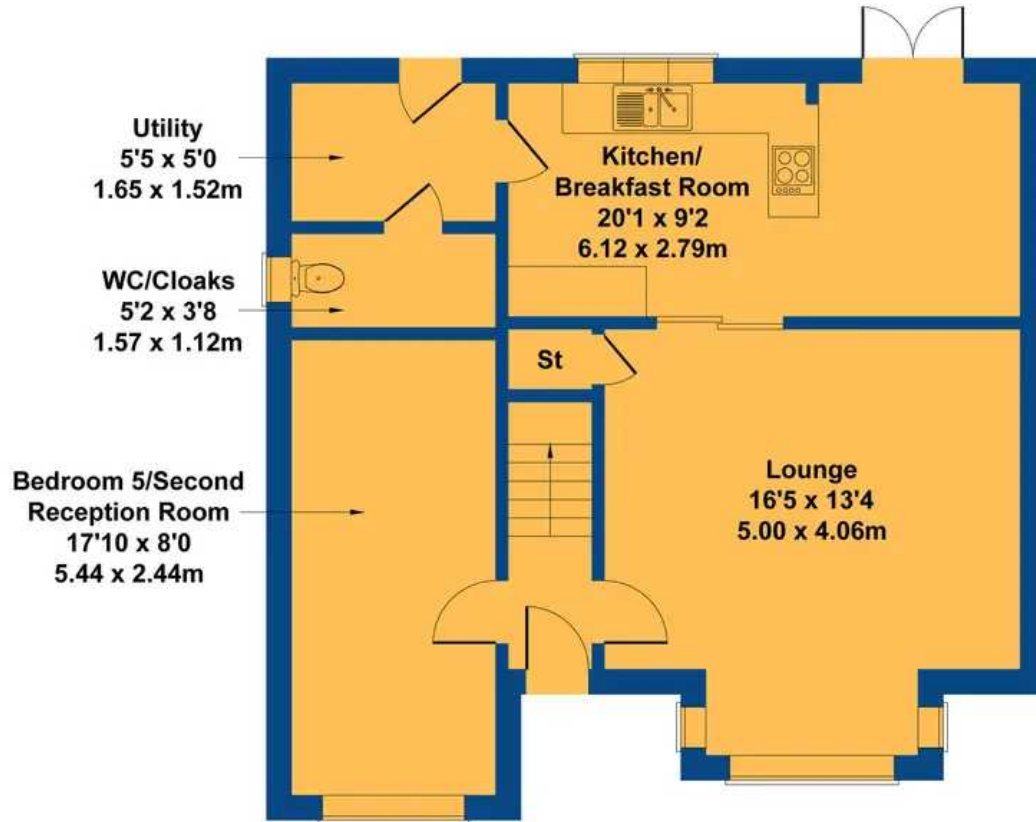
With electric roller door. Pedestrian door to rear.





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Approximate Gross Internal Area
1378 sq ft - 128 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street - CF62 7EA

01446 700007

barry@chris-davies.co.uk

www.chris-davies.co.uk/

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