







## Cartref Pencoedtre Lane

Barry, Barry

Unique bungalow on a spacious plot. Two double bedrooms, spacious kitchen, large lounge, modern shower room and new boiler. Ample parking, landscaped gardens, potential for an additional dwelling.

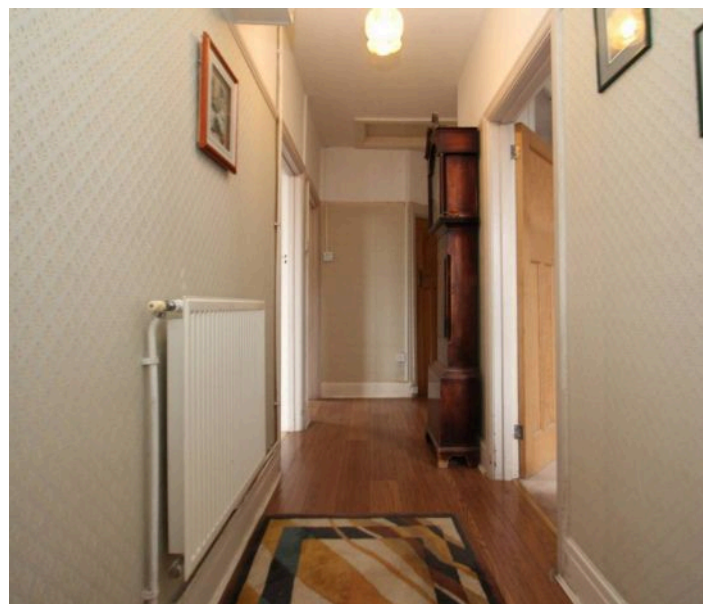
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- ATTENTION INVESTORS - LARGE PLOT OF LAND, PERFECT TO BUILD ANOTHER RESIDENCE WITH ACCESS TO THE ROAD (STPP)
- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE
- SPACIOUS KITCHEN
- MODERN SHOWER ROOM
- NEW BOILER FITTED IN THE LAST TWO YEARS
- SPACIOUS FRONT WITH AMPLE PARKING FOR 6+ VEHICLES
- EPC D66





### **Hallway**

Entrance via a uPVC front door with opaque stained glass panels into the hallway. The hallway has laminate wood effect flooring, wallpapered walls with picture rails and a textured ceiling. A radiator and loft access. Doors leading off to the lounge, kitchen, two bedrooms and a shower room.

### **Lounge**

14' 11" x 12' 0" (4.55m x 3.66m)

Carpeted, wallpapered walls with picture rails and a textured ceiling. A front aspect window, a radiator, built in storage and a feature fireplace with a tiled surround and wooden mantel.

### **Kitchen**

15' 1" x 10' 9" (4.60m x 3.28m)

Tiled flooring, smooth walls and a smooth ceiling. Wooden eye and base level units, black countertops with a stainless steel one and a half bowled sink inset. Space and plumbing for a freestanding washing machine and dish washer. Space for a freestanding fridge/freezer. Integrated appliances include a single oven, four ring electric hob and extractor. Tiled splashback. A radiator. Two side aspect windows and a uPVC door with opaque glazing leading out to the garden.



### **Bedroom One**

Laminate wood effect flooring, wallpapered walls with picture rails and a smooth ceiling. A front aspect window and a radiator. Measurements have been taken into the recesses either side of the chimney breast.

### **Bedroom Two**

10' 2" x 9' 10" (3.10m x 3.00m)

Carpeted, wallpapered walls with picture rails and a textured ceiling. A rear aspect window, a radiator and ample built in storage.





### **Shower Room**

6' 7" x 6' 5" (2.01m x 1.96m)

Vinyl flooring, smooth walls and a smooth ceiling. A three piece white suite comprising a close coupled WC, a vanity wash basin with a gold mixer tap overtop and a shower tray with an electric shower inset, full height tiling to the walls within, enclosed by shower curtains. An opaque rear aspect window and a radiator.





## FRONT GARDEN

A large front garden with various sections of lawn and well established shrubbery. A long brick paved driveway. A temporary ramp/steps lead up to an area of patio to the front of the property. Enclosed by wooden fencing.

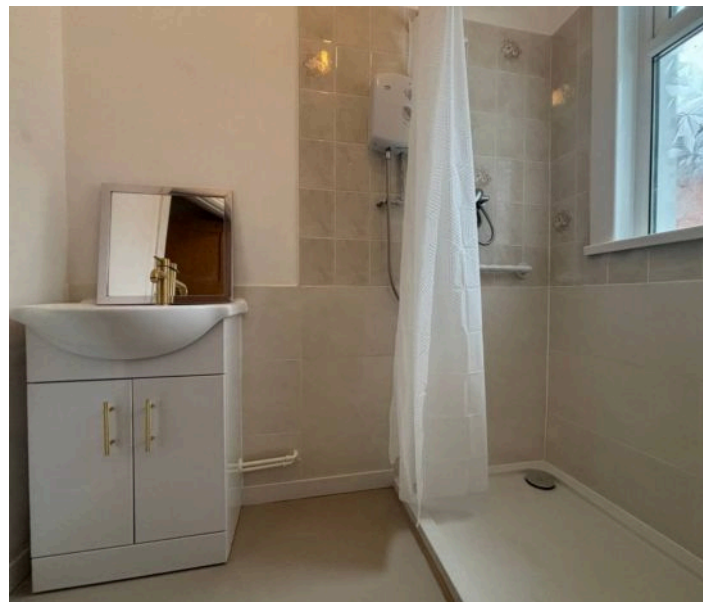
## REAR GARDEN

Initially as you step out of the uPVC door from the kitchen, you will step onto a well appointed patio area perfect for alfresco dining. To the left there is a handy storage shed and a path leading around the side of the property. The path continues, giving access to the front of the property/driveway. There is a large area of lawn with plenty of well established shrubbery. There is also an additional pathway leading to a pedestrian access gate. To the right of the property, there is a large area of land, largely laid to lawn, again with plenty of well established shrubbery. This area of land has the space and potential (subject to planning permission) to build another property with access to the road. The whole plot is largely enclosed by hedges/wooden fencing.

## DRIVEWAY

6 Parking Spaces

A large driveway with ample space to park 6+ vehicles!







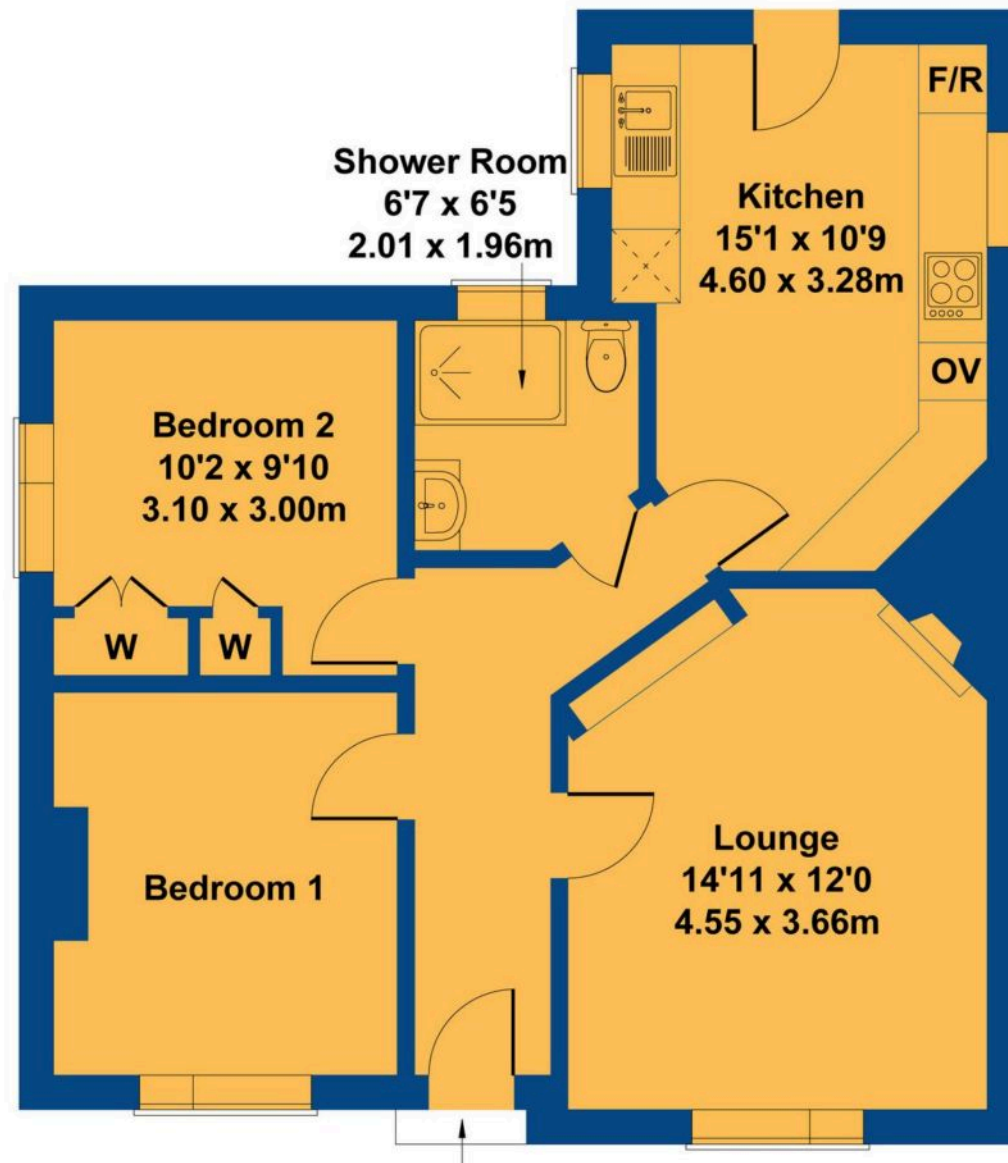






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Approximate Gross Internal Area  
678 sq ft - 63 sq m



Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**





## Chris Davies Estate Agents

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