





14 St. Brannocks Close

Barry, Barry

No onward chain, 4 bed bungalow with three receptions and large driveway
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN
- RARE OPPORTUNITY IN PEACEFUL WEST END LOCATION
- FOUR BEDROOMS
- LARGE LOUNGE, DINING ROOM PLUS SUN ROOM
- DRIVEWAY FOR 3 CARS PLUS COVERED CAR PORT
- EPC C70





Kitchen

10' 3" x 9' 7" (3.12m x 2.92m)

Accessed from the side via partial glazed door. A range of fitted eye level and base units including displays with complementing work surfaces over. Inset electric hob with large cooker hood over plus waist level double oven. Integrated dish washer and space for further appliances as required. Side aspect window and serving hatch to dining room. Door to lounge.

Living Room

19' 10" x 12' 7" (6.05m x 3.84m)

A large room with maple wood floor. Side aspect window plus internal windows and archway to the sun room. Radiator. Door to hall.

Sun Room

10' 7" x 7' 2" (3.23m x 2.18m)

With continuation of the wood floor. Full height windows plus door to the front, allowing plenty of natural light. Radiator. Glazed door to dining room.

Dining Room

13' 10" x 10' 9" (4.22m x 3.28m)

Continuation of the wood floor, a handy second reception room with serving hatch to the kitchen. Front aspect window and radiator.

Hallway

Wood floor, radiator and loft hatch. large fitted cupboards. Doors give access to bathroom, WC and four bedrooms.

Bathroom

7' 11" x 6' 7" (2.41m x 2.01m)

Panelled bath with glass screen and electric inset shower, wash basin and low level WC set into vanity unit. Side aspect window. Radiator. Airing cupboard.

WC

4' 11" x 2' 8" (1.50m x 0.81m)

WC and wash hand basin. Side aspect window.

Bedroom One





WC

4' 11" x 2' 8" (1.50m x 0.81m)

WC and wash hand basin. Side aspect window.

Bedroom One

15' 1" x 11' 6" (4.60m x 3.51m)

Carpeted double bedroom with radiator and sliding doors onto the rear garden. Recessed fitted units with sink.

Bedroom Two

10' 2" x 9' 4" (3.10m x 2.84m)

Carpeted double bedroom with side aspect window and radiator. Fitted cupboards.

Bedroom Three

11' 6" x 9' 0" (3.51m x 2.74m)

Carpeted double bedroom with side aspect window and radiator.

Bedroom Four

8' 5" x 8' 5" (2.57m x 2.57m)

Carpeted bedroom with rear aspect window and radiator. Fitted cupboards.

Front Garden

A raised front garden with established shrubs and plants, directly in front of the sun room.

Garden

An enclosed garden, elevated and split over various levels accessed via steps. Gate to side. Door to outhouse and in turn the car port.

Driveway

3 Parking Spaces

Driveway plus carport providing off road parking for 3 cars.







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/

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.