







## 26 Heol Broadland

Barry, Barry

Well presented DETACHED family home with FOUR DOUBLE BEDROOMS and parking for 3 vehicles.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- SPACIOUS DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS - TWO WITH FITTED WARDROBES
- FULL WIDTH KITCHEN BREAKFAST ROOM
- LOUNGE PLUS FURTHER RECEPTION ROOM / UTILITY
- BATHROOM AND EN SUITE
- DRIVEWAY FOR 3 VEHICLES
- ENCLOSED, LEVEL REAR GARDEN - DECKING AND LAWN
- EPC tbc





### Entrance Hallway

Accessed via composite door. Smooth walls and coved ceiling. Laminate floor plus radiator. Carpeted stairs to the first floor. Internal doors to WC, lounge, second reception room, under stair cupboard and a glazed door leads to the kitchen breakfast room.

### WC

5' 6" x 2' 8" (1.68m x 0.81m)

White WC and wash basin. Partial tiled walls. Side aspect window. Radiator.

### Second reception Room

16' 4" x 7' 10" (4.98m x 2.39m)

Formally the garage, this handy second reception room has floor to ceiling windows allowing plenty of natural light, laminate floor and radiator. This room doubles as a utility as there is space and plumbing for appliances.

### Living Room

15' 9" x 11' 5" (4.80m x 3.48m)

Laminate floor and front aspect window. Radiator. Working fireplace with period style surround. Square opening to kitchen breakfast room.

### Kitchen Breakfast Room

24' 5" x 9' 3" (7.44m x 2.82m)

Continuation of the laminate floor. This spacious room has a range of fitted eye level and base units with complementing work surfaces over and inset sink unit. Integrated induction hob, oven under and cooker hood over. Space and plumbing for appliances plus space for tall fridge freezer. Breakfast bar seating area plus plenty of space for sofa's and further seating. Rear aspect window, door plus a further set of double opening doors to the rear garden.

### Landing

Side aspect window and loft hatch (partially boarded). Doors give access to four bedrooms and bathroom.

### Bedroom One

12' 2" x 11' 10" (3.71m x 3.61m)







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Carpeted double bedroom with front aspect window and radiator. Double fitted wardrobes. Door to en suite.

### En Suite

8' 0" x 5' 0" (2.44m x 1.52m)

Shower cubicle with thermostatic shower inset, WC and pedestal wash basin. Partial tiled walls and side aspect window. Radiator and laminate floor. Measurements include depth of cubicle.

### Bedroom Two

14' 3" x 10' 6" (4.34m x 3.20m)

Carpeted double bedroom with front aspect bay window. Two radiators. Double fitted wardrobes.

### Bedroom Three

12' 10" x 8' 7" (3.91m x 2.62m)

Carpeted double bedroom with rear aspect window and radiator.

### Bedroom Four

9' 3" x 8' 6" (2.82m x 2.59m)

Carpeted double bedroom with rear aspect window and radiator.

### Bathroom

9' 6" x 6' 10" (2.90m x 2.08m)

White panelled bath with shower attachment off mixer, WC and pedestal wash basin. Radiator and partial tiled walls. Opaque window to front. Laminate floor. Door to airing cupboard.

### Rear Garden

A large, fully enclosed rear garden of a South Westerly aspect to enjoy the sun. Full width decking and the remainder is lawn. Tap. Side access via gate.

### Driveway

Off road parking for 3 vehicles

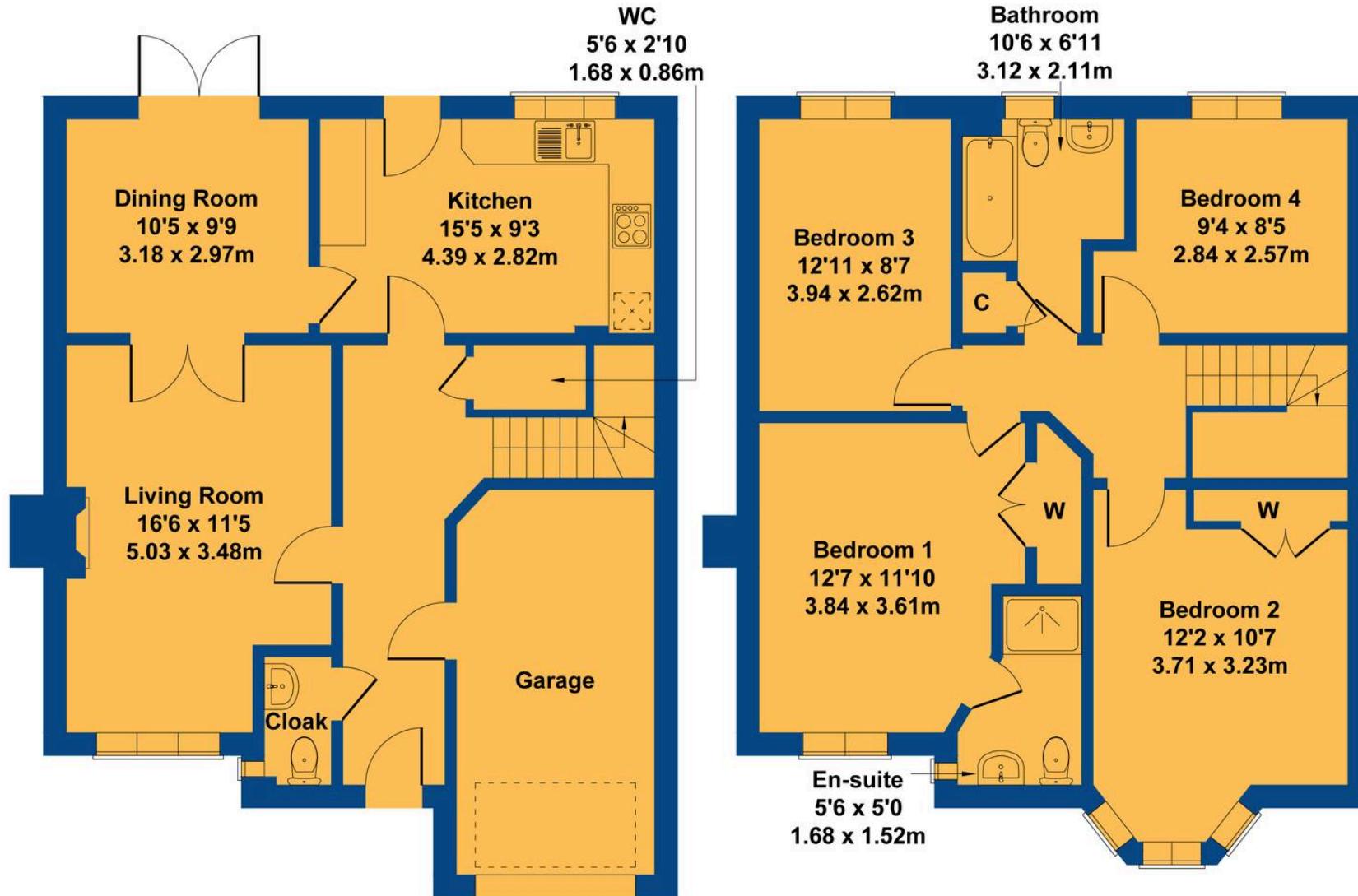






# Heol Broadland

Approximate Gross Internal Area  
1453 sq ft - 135 sq m



Not to Scale. Produced by The Plan Portal 2025  
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## Chris Davies Estate Agents

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