





17 Suran Y Gog

Barry, Barry

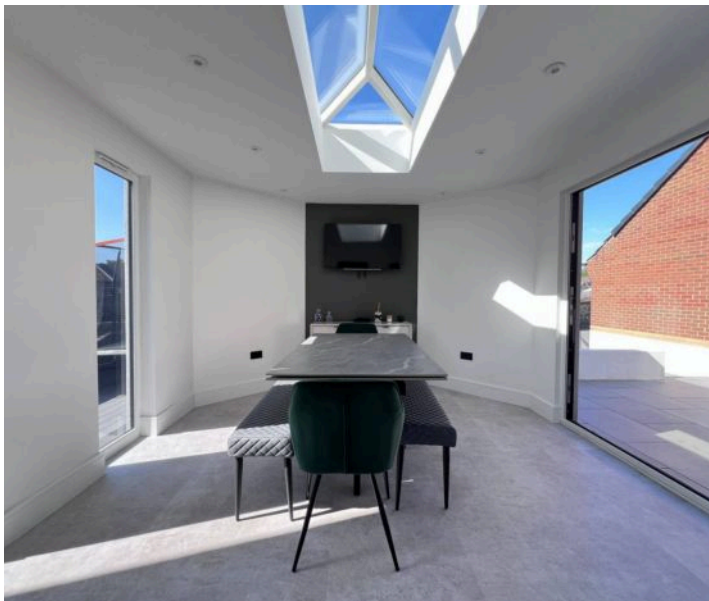
Beautiful 4 bed detached family home with large drive, garage and Southerly aspect garden.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- BEAUTIFUL DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- STUNNING KITCHEN, FAMILY ROOM & ORANGERY
- FOUR DOUBLE BEDROOMS
- BATHROOM PLUS EN SUITE
- GARAGE; LARGE DRIVE; SOUTH GARDEN
- EPC C71
- NEW FUSEBOX 2025





Entrance Hall

Accessed via modern front door. Smooth walls and coved ceiling. Tile effect laminate floor and carpeted stairs to the first floor. Double opening glazed panel doors to lounge plus Oak style doors giving access to WC and kitchen family room. Black column radiator.

WC

4' 2" x 3' 4" (1.27m x 1.02m)

Continuation of the floor. White suite with close coupled WC – concealed cistern and wall mounted wash basin. Partial tiled walls with front aspect window. Radiator. Spotlights and mirror.

Living Room

19' 1" x 11' 2" (5.82m x 3.40m)

Carpeted lounge, beautifully presented, with front aspect window and double opening doors onto the rear garden. Radiator. Fire place.

Kitchen Family Room

19' 6" x 11' 11" (5.94m x 3.63m)

A beautiful, modern, Wren fitted kitchen (approx 2 yrs). A wide range of soft closure eye and base level units with complementing work surfaces over. One and a half bowl sink with adjustable mixer tap. Integrated wine fridge, 5 ring gas hob, double oven (waist level), microwave and dishwasher. There is also a handy pull out bin / recycling store. Breakfast bar seating plus a further seating area with media wall. Front and rear aspect windows. Open to rear lobby area which has space for American fridge freezer, door to under stair cupboard and this opens to the wonderful orangery extension.

Orangery Extension

13' 5" x 11' 3" (4.09m x 3.43m)

A fabulous room with bi-fold doors opening to the rear garden, making this ideal for a social room with indoor and outdoor entertaining. Two feature side aspect windows and black column radiator. Sockets with USB points and inset ceiling lights.



Landing

Carpeted with loft hatch and doors to four bedrooms



windows and black column radiator. Sockets with USB points and inset ceiling lights.

Landing

Carpeted with loft hatch and doors to four bedrooms, bathroom and storage cupboard. Radiator.

Bedroom One

11' 6" x 11' 5" (3.51m x 3.48m)

Carpeted double bedroom with rear aspect window and radiator. Fitted wardrobes. Door to en suite.

En Suite

7' 0" x 4' 11" (2.13m x 1.50m)

Shower cubicle with thermostatic shower - rainfall style head and adjustable rinser, close coupled WC and wash basin with vanity unit. Partial tiled walls. Ladder heated towel rail. Rear aspect window.

Bedroom Two

9' 7" x 8' 0" (2.92m x 2.44m)

Carpeted double bedroom with front aspect window and radiator.

Bedroom Three

9' 8" x 9' 4" (2.95m x 2.84m)

Carpeted double bedroom with rear aspect window and radiator. Fitted wardrobes. Measurements exclude depth of wardrobes.

Bedroom Four

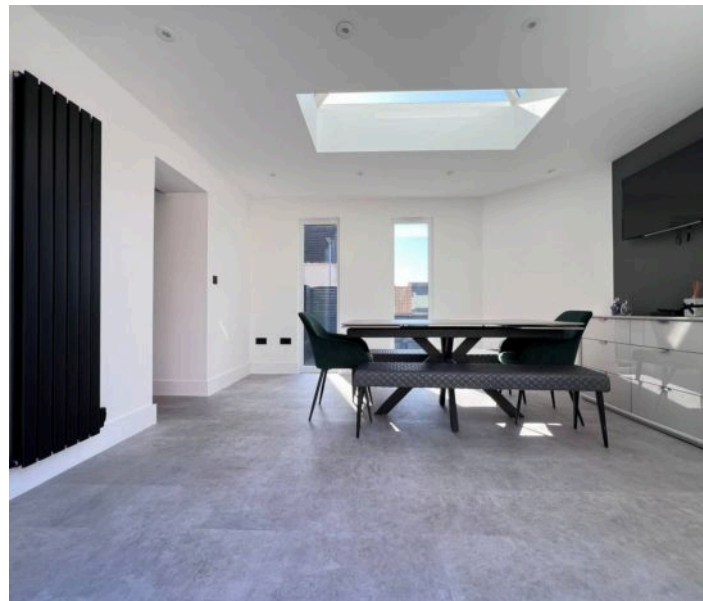
10' 8" x 7' 6" (3.25m x 2.29m)

Double bedroom with laminate floor and front aspect window. Radiator.

Bathroom

8' 8" x 6' 7" (2.64m x 2.01m)

Panelled bath with thermostatic shower over, pedestal wash basin and WC. Ladder heated towel rail. Opaque window to front. Inset ceiling lights.





FRONT GARDEN

Established trees / shrubs and stone chippings with stepping stones.

GARDEN

Enclosed South facing rear garden which was refurbished around 3 years ago. Tiled patio with steps leading to artificial lawn. Very private decked eating / seating area. Solar lights and tap. Gate to side / front. Pedestrian door to garage.

GARAGE

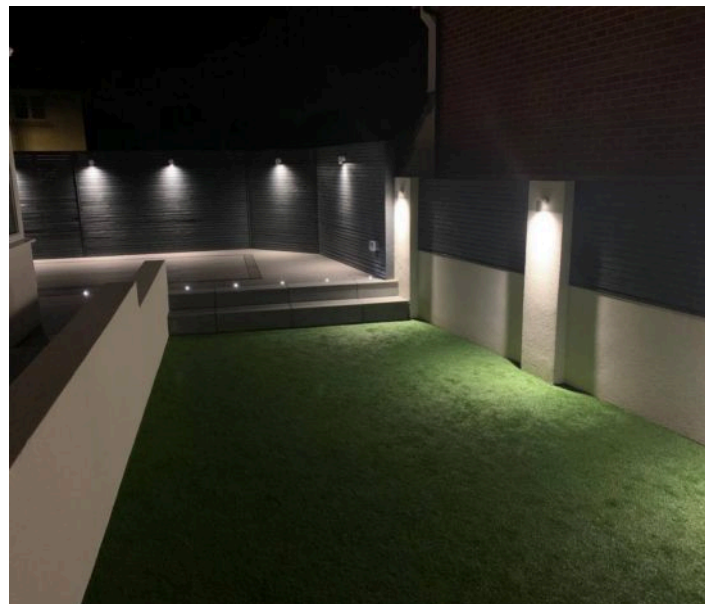
Single Garage

Up and over door. Pedestrian door to garden.

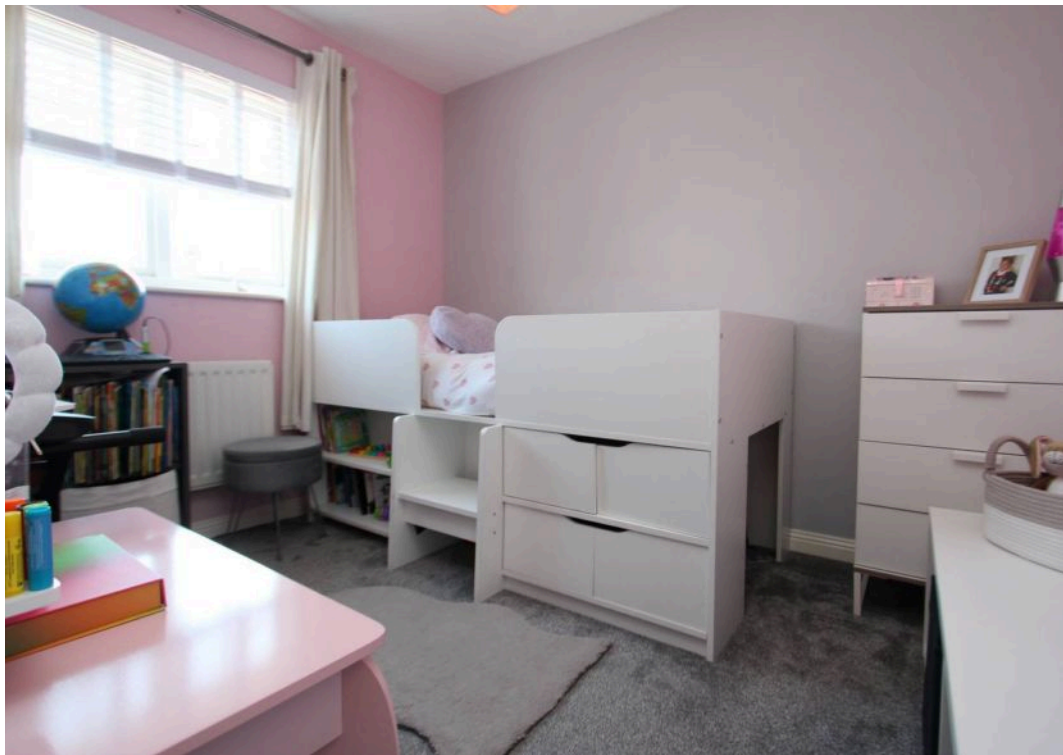
DRIVEWAY

3 Parking Spaces

Large driveway for 3 possibly 4 cars.

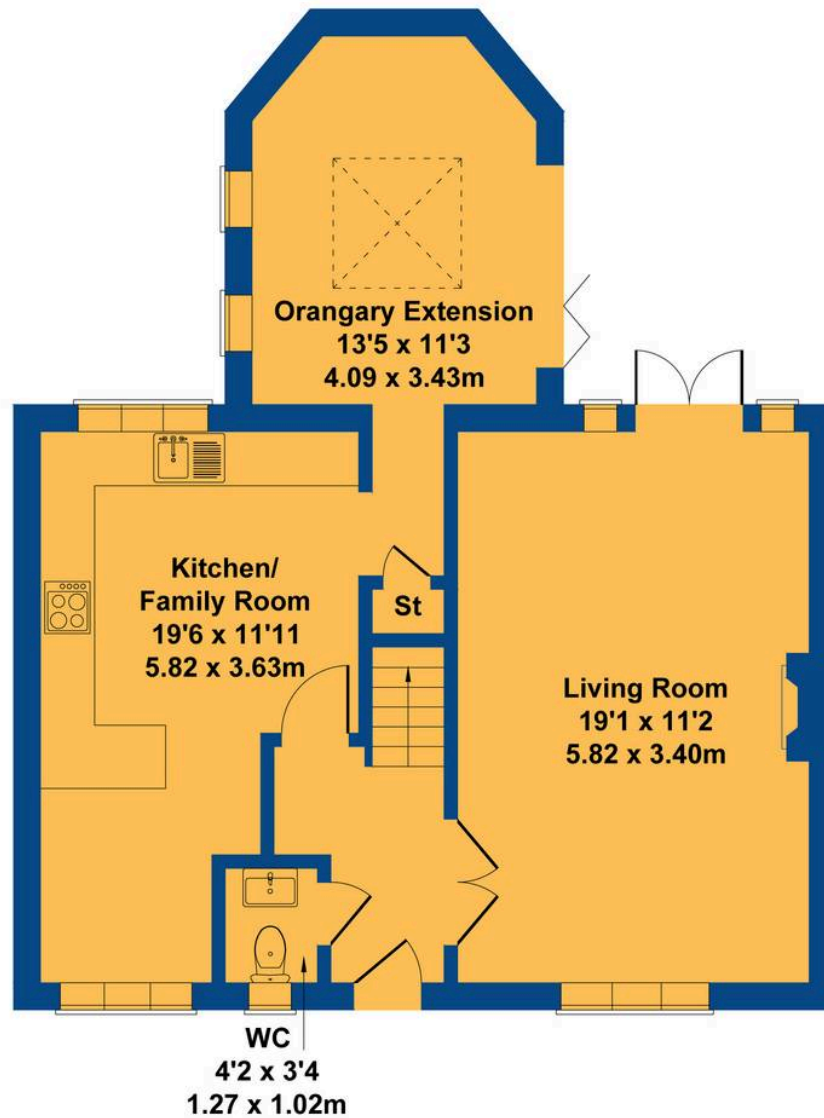




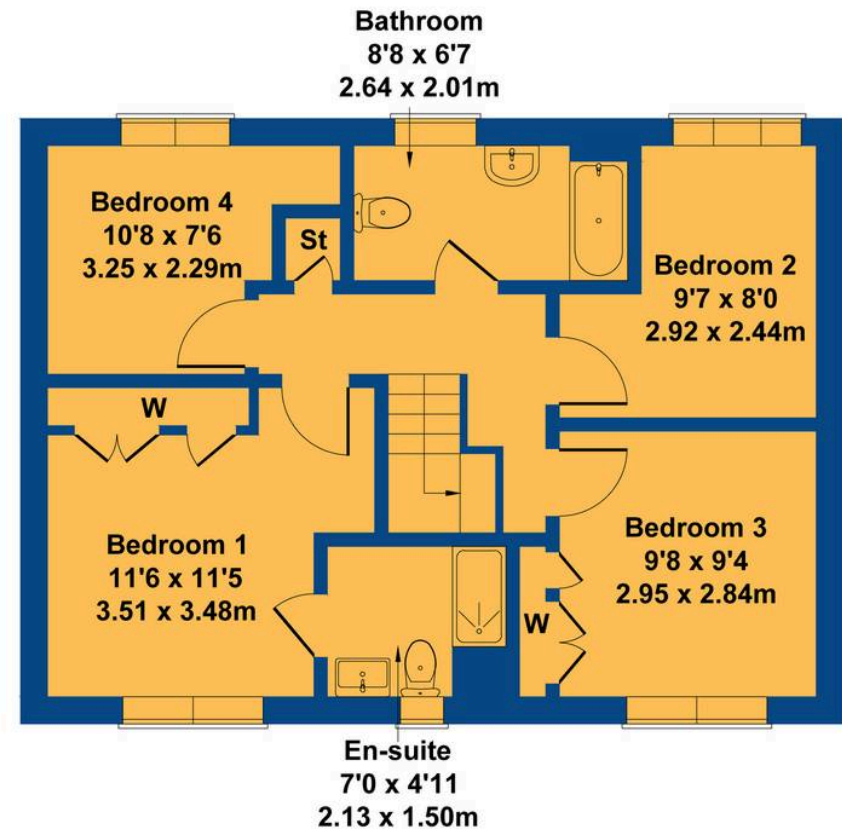


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Approximate Gross Internal Area
1270 sq ft - 118 sq m



GROUND FLOOR



FIRST FLOOR

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



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