





6 Suran Y Gog

Barry, Barry

4 DOUBLE BED with NO CHAIN situated on the Pencoedtre Village development
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- NO ONWARD CHAIN
- DETACHED WITH FOUR DOUBLE BEDROOMS
- KITCHEN BREAKFAST ROOM PLUS CONSERVATORY
- PENCOEDTRE VILLAGE LOCATION
- DOUBLE DRIVE AND GARAGE
- EPC E52
- SOLAR PANELS





Entrance Hall

Carpeted and with stairs to the first floor . Radiator. Smooth walls and coved ceiling. Doors to WC cloaks and living room.

WC Cloaks

5' 4" x 2' 9" (1.63m x 0.84m)

White wash basin and WC. Radiator and front aspect window. Vinyl floor.

Lounge

14' 6" x 12' 6" (4.43m x 3.80m)

Carpeted lounge with front aspect square bay window. Radiator and fire place. Arch to dining room. Measurements exclude depth of bay window.

Dining Room

11' 6" x 7' 11" (3.51m x 2.42m)

Carpeted reception room with radiator. Doors to conservatory and internal door to kitchen breakfast room.

Conservatory

9' 7" x 6' 9" (2.91m x 2.05m)

Polycarbonate roof and windows on dwarf wall. Electric heater and vinyl floor. Doors onto rear garden.



Kitchen Breakfast Room

16' 3" x 11' 3" (4.95m x 3.42m)

An L shaped kitchen with a wide range of fitted eye level and base units. Complementing work surfaces over with one and a half bowl sink unit inset. Integrated gas hob, oven under and cooker hood over. Dishwasher - to remain. Space and plumbing for further appliances as required. Rear aspect window and vinyl floor. Space for table and chairs. Radiator. Doors to rear garden plus internal door to utility and under stair storage cupboard.

Utility

7' 5" x 5' 4" (2.25m x 1.62m)

Continuation of the vinyl floor. Fitted eye level and base units with work surfaces and second sink unit. Wall mounted boiler. Space and plumbing for further appliances. Partial glazed door to side of the property



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Landing Carpeted landing with loft hatch. Doors to four bedrooms, bathroom and cupboard - housing the water tank.

Bedroom One 12' 1" x 10' 8" (3.68m x 3.25m)

Carpeted double bedroom with rear aspect window and radiator. Wall lighting. Door to en suite.

En Suite 6' 11" x 4' 6" (2.12m x 1.37m)

White suite comprising shower cubicle with thermostatic shower inset, WC with concealed cistern and wash basin both set into vanity unit. Partial tiled walls and shaver point. Opaque window and radiator. Vinyl floor. Measurements include depth of shower cubicle.

Bedroom Two 9' 2" x 11' 2" (2.80m x 3.40m)

Carpeted double bedroom with front aspect window and radiator.

Bedroom Three 13' 7" x 8' 7" (4.14m x 2.62m)

Carpeted double bedroom with rear aspect window and radiator.

Bedroom Four 14' 10" x 8' 7" (4.52m x 2.61m)

Carpeted double bedroom with front aspect window and radiator.

Bathroom 7' 8" x 6' 2" (2.33m x 1.88m)

White suite comprising bath with twin grip handles and shower attachment off mixer, close coupled WC and wash basin set into vanity unit. Shaver point and opaque window. Radiator.





REAR GARDEN

Enclosed rear garden with lawn and patio. Shed. Tap. gate to side / front.

GARAGE

Single Garage

Single garage with up and over door. Power and lighting. Meter controls for solar panels.

DRIVEWAY

2 Parking Spaces

Off road parking for 2 cars, side by side.





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Approximate Gross Internal Area
1195 sq ft - 111 sq m
(Excluding Garage)



GROUND FLOOR

FIRST FLOOR

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



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