







## 16 Pencoedtre Road

Barry, Barry

DETACHED bungalowA FANTASTIC opportunity to acquire a spacious DETACHED BUNGALOW which benefits from a large detached GARAGE to the rear providing off road parking for 3 or 4 cars or would make a great workshop. Accommodation comprises porch, hall, two bedrooms with bay windows, bathroom, kitchen and a large lounge plus conservatory (approx 3 years old). There is loft space divided into two rooms, making an ideal office or hobby room. The rear garden is of low maintenance and beautiful kept and this gives access to the detached garage. Gas central heating provided by the Baxi boiler (approximately 8 years old and regularly serviced – gas certificate available). New roof to the rear of the bungalow, plus new flat roofs including the garage.

Situated within walking distance to a park, rail station and shops plus and is well maintained throughout - READY TO MOVE IN!!

Council Tax band: D Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN
- BEAUTIFUL AND SPACIOUS DETACHED BUNGALOW
- TWO BEDROOMS WITH BAY WINDOWS
- LOUNGE PLUS CONSERVATORY
- 3 OR 4 CAR GARAGE / WORKSHOP TO THE REAR
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- EPC D61







### **Entrance Porch**

Accessed via uPVC front door. Initial foot wipe mat and carpeted. Dado rail. Radiator. Wooden glazed door to hall.

### **Hallway**

Carpeted hall giving access to two bedrooms, lounge, bathroom and kitchen.

### **Bedroom One**

12' 6" x 9' 0" (3.82m x 2.74m)

Carpeted bedroom with front aspect window and radiator. Measurements into bay.

### **Bedroom Two**

12' 6" x 8' 11" (3.81m x 2.71m)

Carpeted bedroom with front aspect window and radiator.

### **Bathroom**

6' 0" x 5' 5" (1.84m x 1.66m)

White suite comprising bath with shower attachment off tap, pedestal wash basin and WC. Tiled walls and floor. Radiator. Opaque window to side plus extractor.

### **Kitchen**

13' 0" x 9' 1" (3.97m x 2.77m)

A spacious modern kitchen in white Shaker style - a wide range of fitted eye and base level units with complementing work surfaces over. One and a half bowl sink unit. Inset gas hob, oven under and cooker hood over. Space and plumbing for appliances as required. Tiled floor. Wall mounted Baxi boiler. Plenty of space for table and chairs. Radiator. Rear aspect window and glazed door to side / rear

### **Lounge**

19' 0" x 12' 6" (5.80m x 3.80m)

A large carpeted lounge with fire place and radiator (gas fire disconnected). Stairs to loft space and sliding uPVC doors to the conservatory.

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10' 0" x 9' 7" (3.04m x 2.92m)

A good size reception room with radiator making this





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A good size reception room with radiator making this perfectly usable in the colder months. Windows and uPVC door onto garden. Tiled floor. Conservatory was fitted approximately 3 years ago.

### **Loft Space 1**

9' 6" x 6' 5" (2.89m x 1.96m)

Carpeted and with storage to eaves. Door to second loft area. Ideal for storage.

### **Loft Space 2**

11' 7" x 10' 7" (3.54m x 3.22m)

Carpeted area which makes an ideal office or hobby room. Radiator and Velux window. Power and lighting plus storage to eaves.

### **Garage / Workshop**

30' 5" x 17' 8" (9.27m x 5.39m)

A fantastic space accessed from the garden or via a large electric roller door at the rear lane. Easily fit 3/4 cars. Power and lighting.

### **Front Garden**

Well kept front garden, set back from the road. Interlocking brick paved pathway, stone and bark chippings, established hedge and palm tree.

### **Garden**

The rear garden is very low maintenance and has been recently renovated. Patio area plus large decked garden, enclosed by balustrade and attractive rope. Chippings and pathway leading to the detached garage. Tap.







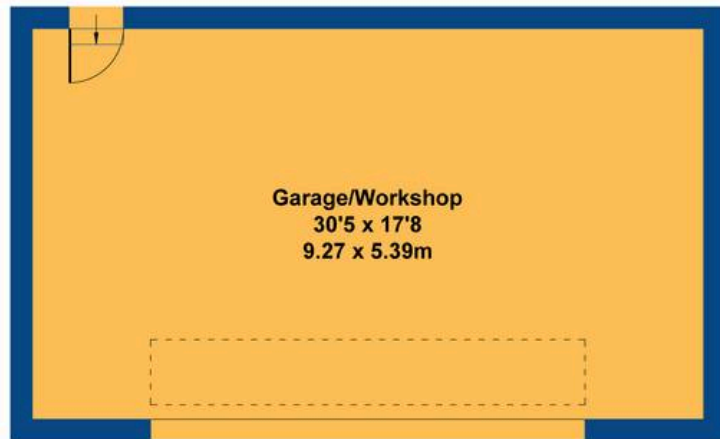




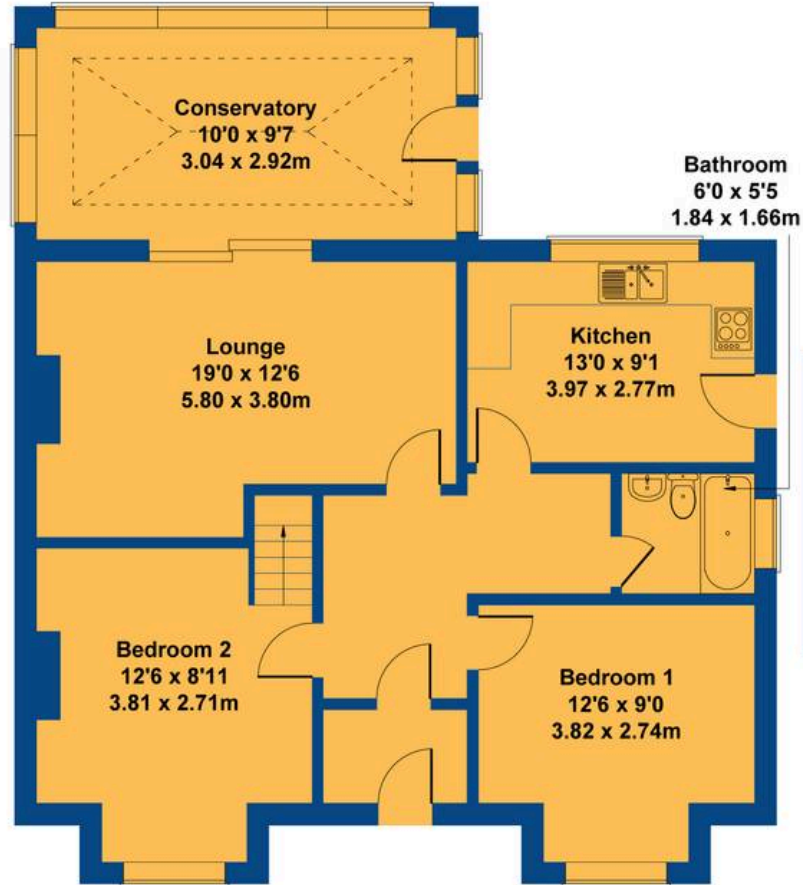


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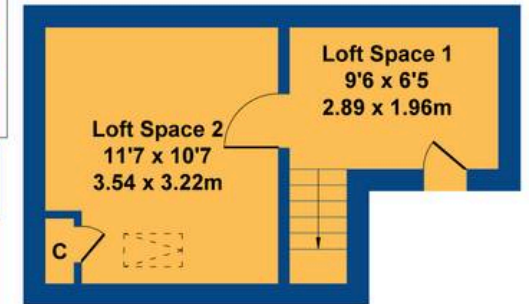
Approximate Gross Internal Area  
1776 sq ft - 165 sq m



**GARAGE**



**GROUND FLOOR**



**FIRST FLOOR**

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





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