







## 6 Llwyn Y Gog

Rhoose, Barry

Two double bed property with off road parking and garage, close to rail station, bus route and nature walks.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY
- LOUNGE PLUS CONSERVATORY
- TWO DOUBLE BEDROOMS
- DRIVE AND GARAGE
- SOUTH WESTERLY ENCLOSED GARDEN
- EPC C77





### Entrance Hall

Accessed via uPVC front door with opaque glazing. Laminate floor and carpeted dog leg stairs lead to the first floor. Radiator. Internal doors to WC cloaks, kitchen and living room.

### WC

5' 0" x 2' 10" (1.52m x 0.86m)

White wall hung basin and low level WC. Radiator. Vinyl floor and front aspect opaque window.

### Kitchen

8' 4" x 6' 11" (2.54m x 2.11m)

Fitted eye level and base units with worksurfaces and inset sink unit. Wall mounted Baxi combi boiler. Space for tall fridge freezer and space for washing machine. Front aspect window. Inset gas hob, oven under and cooker hood over. Tiled floor.

### Living Room

16' 4" x 13' 8" (4.98m x 4.17m)

Carpeted lounge with double opening uPVC doors to conservatory plus additional window. Radiator. Door to large under stair storage cupboard.

### Conservatory

11' 5" x 10' 2" (3.48m x 3.10m)

Polycarbonate roof and uPVC windows all round. Tiled effect laminate floor. Double opening uPVC doors onto rear garden.

### Landing

Carpeted matching the stairs. Loft hatch. Internal doors to two double bedrooms and bathroom.

### Bathroom

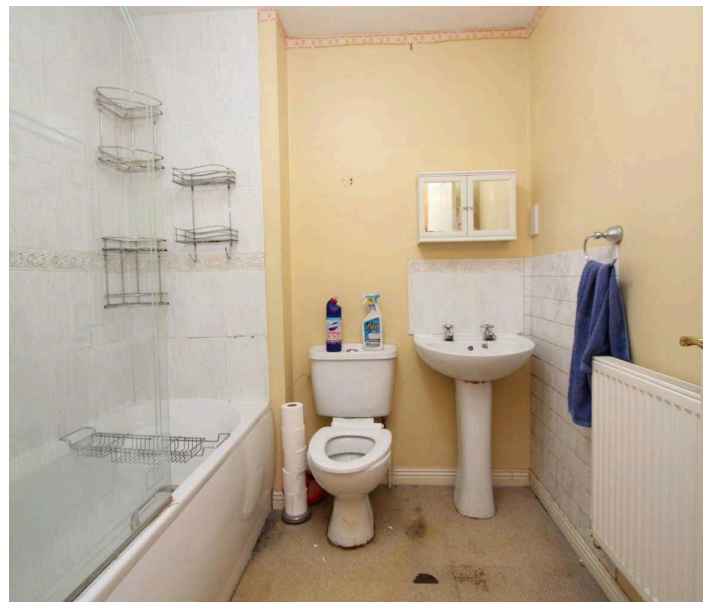
7' 0" x 6' 0" (2.13m x 1.83m)

White bath with shower attachment off taps, close coupled WC and wash hand basin. Radiator. Extractor. Tiled splash backs.

### Bedroom Two

10' 6" x 8' 2" (3.20m x 2.49m)

Carpeted double bedrooms with two rear aspect windows and radiators. Double opening fitted







### **Bedroom Two**

10' 6" x 8' 2" (3.20m x 2.49m)

Carpeted double bedrooms with two rear aspect windows and radiators. Double opening fitted wardrobes.

### **Bedroom One**

11' 8" x 9' 7" (3.56m x 2.92m)

Carpeted double bedroom with two rear aspect windows and radiators. Double opening fitted wardrobes.

### **Rear Garden**

Enclosed rear garden (South Westerly aspect) with artificial lawn.

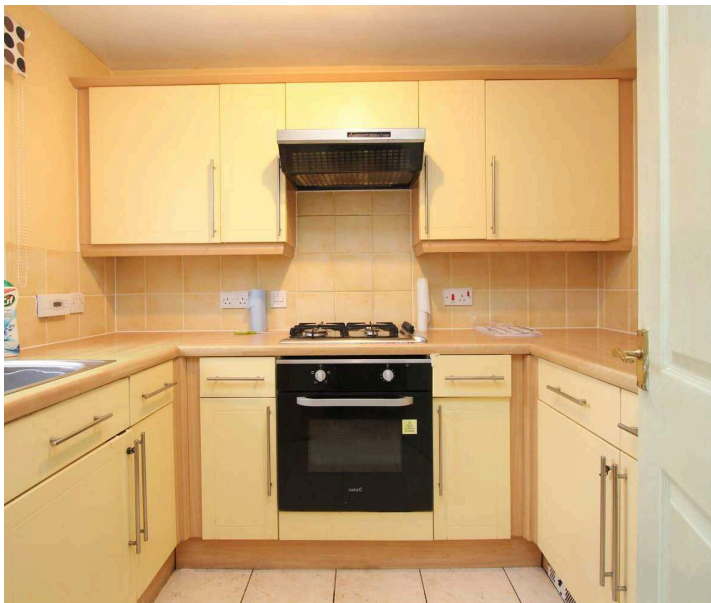
### **Allocated parking**

2 Parking Spaces

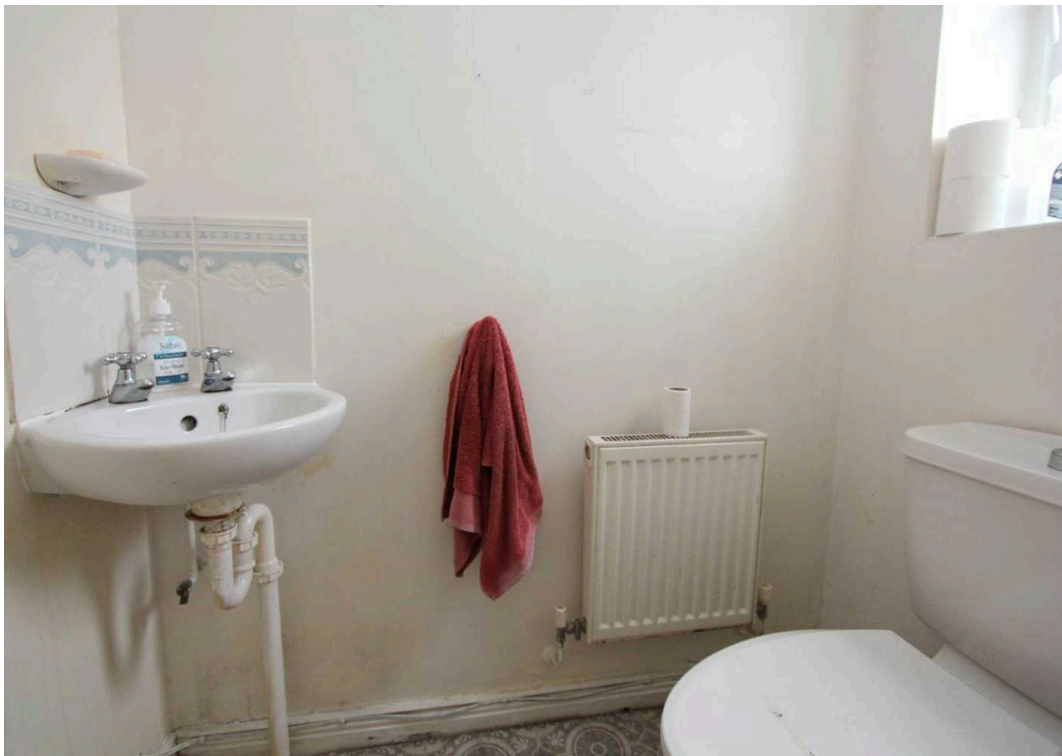
Parking for two cars - nose to tail, directly in front of the garage

### **Garage**

Single garage, in front of the drive, with up and over door.







# 6 Llwyn Y Gog

Approximate Gross Internal Area  
840 sq ft - 78 sq m

Kitchen  
8'4 x 6'11  
2.54 x 2.11m

Conservatory  
11'5 x 10'2  
3.48 x 3.10m

Living Room  
16'4 x 13'8  
4.98 x 4.17m

St

WC

5'0 x 2'10  
1.52 x 0.86m

GROUND FLOOR

Bathroom  
7'0 x 6'0  
2.13 x 1.83m

Bedroom 1  
11'8 x 9'7  
3.56 x 2.92m

W

W

Bedroom 2  
10'6 x 8'2  
3.20 x 2.49m

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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## Chris Davies Estate Agents

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