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## 29 Pencoedtre Road, Barry CF63 1SD £450,000 Freehold

5 BEDS | 3 BATH | 3 RECEPT | EPC RATING

A substantial period built home, standing tall on a larger than average plot with five double bedrooms and three bathroom, spread across three floors this property caters for a large family and with its front, rear and side gardens it an ideal home for garden enthusiasts. The property is very versatile and has potential to adapt to any personal needs. The garage annex has space for a sperate dwelling subject to the usual planning consent and with its own driveway to the side. The property sits in the heart of Pencoedtre village with traditional properties surrounding. Transport links are on the door step and with easy access routes to Cardiff and surrounding areas its perfect for commuters.

Briefly comprising, entrance hallway with doors to a living room, dining room, play room and kitchen with extended breakfast area. To the first floor, access to bedroom three, four and five with a family bathroom suite. To the second floor, a master bedrooms with shower room and walk-in wardrobe. A large second bedroom with access to a second shower room. To the front a large lawn area, driveway to the front and side. To the rear you have a larger than average garden with access to garage and side garden.

Viewing is essential to appreciate the space of this property.





## FRONT

Driveway for multiple vehicles. Larger than average front lawn are with brick walls surrounding. Timber gate giving access to the side and rear gardens. Further driveway to the side elevation. Composite front door leading to the entrance hallway.

## Hallway

Smoothly plastered ceiling with coving and plastered walls. Fitted carpet flooring. Wall mounted radiator. Wooden glass panel door to reception rooms and kitchen. Stairs rising to the first floor.

## Living Room

15'4 x 12'4 (4.67m x 3.76m)

Smoothly plastered ceiling with coving and smoothly plastered walls. Fitted carpet flooring. UPVC double glazed bay fronted windows overlooking the front elevation. Radiator.

## Dining Room

15'0 x 12'6 (4.57m x 3.81m)

Smoothly plastered ceiling and coving. Smoothly plastered walls. UPVC double glazed bay fronted windows overlooking the front elevation. Laminate flooring.

## Play Room

11'2 x 10'8 (3.40m x 3.25m)

Plastered ceiling and coving. Plastered walls. Laminate flooring. UPVC double glazed patio doors opening to the rear garden. Radiator.

## Kitchen

9'10 x 9'11 (3.00m x 3.02m)

Smoothly plastered ceiling and plastered walls. Tiled flooring. Kitchen comprises of wall mounted units and base units with work surface over. Space for range master cooker. Wall mounted extractor fan over. Ceramic splash back tiles. UPVC double glazed window to the rear elevation. Leading to breakfast area.

## Breakfast Area

12'9 x 10'8 (3.89m x 3.25m)

Plastered vaulted ceiling with UPVC double glazed Velux windows surrounding. A range over further wall mounted units and base units. Integrated electric oven. Breakfast bar. UPVC double glazed patio doors opening to the rear garden. Further uPVC double glazed window overlooking the rear surrounding gardens. Radiator.

## FIRST FLOOR

### Landing

Plastered ceiling and plastered walls. Fitted carpet flooring. Doors to three bedrooms and family bathroom suite.

### Bedroom Three

12'0 x 11'6 (3.66m x 3.51m)

Plastered ceiling and walls. Fitted carpet flooring. UPVC double glazed windows surrounding. Door way opening to a dressing area with space for wardrobes.

### Bedroom Four

12'4 x 11'9 (3.76m x 3.58m)

Plastered ceiling and coving. Plastered walls. UPVC double glazed window overlooking the front elevation. Fitted carpet flooring. Radiator.

### Bedroom Five

11'0 x 11'7 (3.35m x 3.53m)

Plastered ceiling and coving. Plastered walls. UPVC double glazed windows surrounding. Radiator. Fitted carpet flooring.

### Family Bathroom

10'7 x 10'4 (3.23m x 3.15m)

Plastered ceiling and plastered walls. Tiles to walls and laminate flooring. UPVC double glazed window overlooking the rear elevation. Three piece suite with double shower cubicle glass shower screen surrounding. Shower overhead. Jacuzzi bath. Close coupled toilet and pedestal wash hand basin.

## SECOND FLOOR

### Landing

Plastered ceiling and plastered walls. Fitted carpet flooring. Wooden doors to bedrooms.

### Master Bedroom

14'6 x 14'1 (4.42m x 4.29m)

Plastered ceiling with spotlighting. Plastered walls. UPVC double glazed window. Fitted carpet flooring. Door to en-suite bathroom. Further door opening to walk-in wardrobe. Radiator.

## En-suite 1

8'0 x 7'10 (2.44m x 2.39m)

Sloping plastered ceiling and plastered walls. Laminate flooring. Corner bath with inset seat and mixer taps. Close coupled toilet. Pedestal wash hand basin. Radiator.

## Bedroom Two

14'6 x 14'11 (4.42m x 4.55m)

Plastered ceiling with inset spotlighting. Plastered walls. Fitted carpet flooring. UPVC double glazed windows surrounding. Radiator. Door to en-suite shower room.

## En-suite 2

8'1 x 7'1 (2.46m x 2.16m)

Sloping plastered ceiling with inset spotlighting. Tiles to walls and flooring. Shower cubicle with glass shower screen and power shower over. Close coupled toilet. Pedestal wash hand basin.

## REAR

### Rear Garden

A private and enclosed rear garden with timber fencing surrounding. Laid to lawn with steps descending to a level patio area. Side access to storage shed. Wrapping around to a further side garden. Access to outhouses and garage annex.

### Side Garden

Mature shrubbery and stone chippings. Fencing surrounding. Gate to side driveway.

### Garage(Annex)

17'8 x 13'6 (5.38m x 4.11m)

UPVC door opening. Plastered ceiling and walls. Further UPVC double glazed French doors to the rear garden. Wooden doors to potential bedroom and shower facility with plumbing in situ. Partially finished and sold as its seen.

## COUNCIL TAX

Council tax band E

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## TENURE

We have been advised that the property is freehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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