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## 20 Blodyn Y Gog, Barry CF63 1FB Offers In The Region Of £339,950

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING E

This well presented three bedroom detached house situated in a private cul de sac on Pencoedre Village. Close to all amenities and provides easy access to the link road. Briefly comprising, entrance hallway, w.c. cloakroom, separate living room, fitted kitchen/dining room, sun room. To the first floor:- three bedrooms, master with en-suite and a family bathroom. To the front, more than ample parking with longer than average driveway leading to a detached garage, side access. Ample opportunity to extend (subject to the usual planning consent).

To the front - lawned area with mature shrubs providing privacy to the front driveway.

To the rear - Private rear garden with fenced boundaries. Gate providing side access. Porcelain tiled area plus raised Astro Turfed area. Outside sensor lighting.

AGENTS NOTE:-Adjacent to the property is an additional plot of land with potential development subject to the required planning or to provide more additional parking.  
NO FORWARDING CHAIN.



## FRONT

Detached dwelling within a quite Cul-de-sac. Shared access to Tarmac driveway, laid front lawn with established shrubbery. Additional land with laid lawn, single and shrubbery surround. To the side of the property has driveway and detached garage and storage. To the front - lawned area with mature shrubs providing privacy to the front. There is also a piece of land opposite the property for potential development subject to planning permission. Garage - with up and over doors. Power and light.

Patio pathway leading to a UPVC double glazed obscured glass front door into entrance hallway.

## Entrance Hallway

17'2 x 3'11 (5.18m'0.61m x 0.91m'3.35m)

Smoothly plastered ceiling with coving, smoothly plastered walls, laminate flooring, wall mounted radiator. Wooden doors to W.C. Cloakroom, living room and kitchen / diner. Wooden staircase with fitted carpet stairs leading to the first floor.

## Lounge

17'2 x 10'7 (4.88m'0.61m x 3.05m'2.13m)

Smoothly plastered ceiling with coving, smoothly plastered walls, continuation of laminate flooring, wall mounted radiator, feature fireplace radiator double glazed UPVC windows overlooking the front garden.

## Kitchen/Dining Room

18'11 x 10'3 (5.49m'3.35m x 3.05m'0.91m)

Smoothly plastered ceiling with coving, smoothly plastered walls, continuation of laminate flooring, wall mounted radiator. Space for dining, double glazed UPVC window overlooking the rear garden composite obscure glass door leading to the side elevation, further patio sliding doors leading through to the sun room.

Fully fitted base units and wall mounted units. Space for washing machine and tumble dryer, space for dishwasher, integrated electric oven and gas hob, space for a fridge freezer.

## Sun Room

9'7 x 8'6 (2.74m'2.13m x 2.44m'1.83m)

Polycarbonate roof, UPVC double glazed windows surrounding, laminate flooring, part plastered walls. Double glazed UPVC French doors leading out to the rear garden.

## W.C. Cloakroom

7'3 x 3'8 (2.13m'0.91m x 0.91m'2.44m)

Smoothly plastered ceiling, smoothly plastered walls, lino flooring, vanity wash hand basin, close coupled toilet. Wall mounted radiator. Obscure glass featured oval window overlooking the front.

## FIRST FLOOR

Smoothly plastered ceiling with coving and attic hatch, smoothly plastered walls, fitted carpet flooring, UPVC double glazed window overlooking the side elevation, further wooden doors to bedrooms and family bathroom.

## First Floor Landing

9'03 x 9'09 (2.82m x 2.97m)

Smoothly plastered ceiling with loft access and coving, smoothly plastered walls, fitted carpet flooring, fitted carpet staircase rising from the ground floor. UPVC double glazed window to the side elevation. Wooden doors leading to bedrooms One, Two and Bedroom three. A further wooden door leading to the family bathroom.

## Master Bedroom

13'5 x 9'1 (3.96m'1.52m x 2.74m'0.30m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window overlooking the front garden. Fully fitted wardrobes and wooden door leading to en-suite.

## En-Suite

8'0 x 3'1 (2.44m'0.00m x 0.91m'0.30m)

Smoothly plastered ceiling with extractor fan, plastered walls and splash back ceramic tiles, laminate flooring, wall mounted radiator. UPVC double obscure glass window overlooking the side elevation. Pedestal wash hand basin, close coupled toilet, separate shower cubicle with shower overhead.

## Bedroom Two

10'7 x 8'11 (3.05m'2.13m x 2.44m'3.35m)

Smoothly plastered ceiling with coving, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. Double glazed UPVC window overlooking the rear garden. Space for wardrobes.

## Bedroom Three

10'11 x 5'9 (3.05m'3.35m x 1.52m'2.74m)

Smoothly plastered ceiling with coving, wallpapered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window overlooking the rear garden.

## Family Bathroom

8'8 x 10'1 (2.44m'2.44m x 3.05m'0.30m)

Plastered ceiling with inset spotlights, plastered walls with splashback ceramic tiles, lino flooring, wall mounted radiator. Close coupled toilet, pedestal wash hand basin, bath. UPVC obscure glass window overlooking the front. Further wooden door housing hot water tank, space for shelving.

## REAR

Enclosed rear garden with feather edge fencing. Recently landscaped to a high standard. Porcelain tiled patio area providing ample space for garden furniture. Raised laid Astro turf lawn area with laid decorative chippings. Further area with established shrubbery. Enclosed BBQ area. Access to garage. Side access to front of property, Access to kitchen via side door. UPVC double glazed French doors leading into conservatory. Access to sheds.

## LAND

Additional land as shown on title deeds. Established Shrubbery surroundings and shingle.

## GARAGE

Detached garage to the side of property. Access to garage from rear garden, Up and over garage door. Power and light.

## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	53		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

