



## 32 Suran Y Gog, Barry CF63 1FT £280,000 Freehold

3 BEDS | 2 BATH | 1 RECEPT | EPC RATING C

Nestled in the charming Pencoedre Village, this delightful mid-terraced house on Suran Y Gog, Barry, offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a bright entrance hallway that leads to a spacious living room, perfect for relaxation and entertaining with French doors leading to the rear garden. The heart of the home is undoubtedly the large kitchen and dining area, which is equipped with integrated appliances, making it a joy for any home cook. This area is designed for both functionality and social gatherings, ensuring that family meals and entertaining guests are a pleasure.

The first floor boasts three bedrooms, including a master suite with an en-suite shower room, providing a private retreat. Bedroom two features built-in wardrobes, offering ample storage space, while a family bathroom serves the remaining bedrooms, ensuring convenience for all.

One of the standout features of this property is the larger than average rear enclosed garden, providing a safe and private outdoor space for hosting summer barbecues. Additionally, the property benefits from two allocated parking bays at the rear.

Situated close to local shops, parks, and schools, this home is perfectly positioned for family life. With excellent transport links and easy access to the M4 corridor, commuting to nearby towns and cities is straightforward. This property is not just a house; it is a wonderful place to call home.





## FRONT

Laid to lawn, Planted established shrubbery. Paved pathway. Composite front door with obscured glass insert leading to the entrance hallway.

## Entrance Hallway

7'08 x 8'04 (2.34m x 2.54m)

Smoothly plastered ceiling, smoothly plastered walls. LVT flooring. Wall mounted radiator. Composite front door with obscured glass insert (installed April 23) Fitted carpet staircase rising to the first floor. Wood panelled door leading through to the living room. A further wood panelled door leading to the kitchen / dining area.

## Living Room

10'00 x 15'10 (3.05m x 4.83m)

Smoothly plastered ceiling, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. UPVC double glazed French doors leading to the rear garden. Wood panelled door leading through to the entrance hallway.

## Kitchen

7'01 x 18'04 (2.16m x 5.59m)

Smoothly plastered ceiling, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC double glazed patio door leading to the rear garden. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Integrated induction hob. Integrated oven. Integrated cooker hood. Space for washing machine, space for dishwasher and space for fridge / freezer. Wall mounted housed combination boiler (Installed April 23). Through opening to the dining area. Wood panel door through to the entrance hallway. Access to under stairs storage.

## Dining Room

8'05 x 11'09 (2.57m x 3.58m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Through opening to kitchen.

## FIRST FLOOR

### First Floor Landing

4'06 x 9'01 (1.37m x 2.77m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. UPVC double glazed window to the rear elevation. Wood panel doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom.

### Bedroom One

11'02 x 16'02 (3.40m x 4.93m)

Smoothly plastered ceiling, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed windows to the front. Wood panelled door leading to an ensuite shower room. A further wood panelled door leading through to the first floor landing.

### En-Suite Shower room

6'03 x 6'08 (1.91m x 2.03m)

Smoothly plastered ceiling, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed window to rear with obscured glass. Shower cubicle with thermostatically controlled shower overhead and ceramic tile splashbacks. Pedestal wash hand basin, close coupled toilet. Wood panelled door leading through to the master bedroom.

### Bedroom Two

10'00 x 11'02 (3.05m x 3.40m)

Smoothly plastered ceiling, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in wardrobes. Wood panelled door leading through to the first floor landing.

### Bedroom Three

6'05 x 7'00 (1.96m x 2.13m)

Smoothly plastered ceiling, smoothly plastered walls. LVT flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor landing.

### Family Bathroom

5'06 x 6'08 (1.68m x 2.03m)

Smoothly plastered ceiling, smoothly plastered walls with vent extractor. Ceramic tiled splashback's. LVT Flooring. Wall mounted radiator. UPVC double glazed window with obscured glass insert to the rear elevation. Bath with thermostatically controlled shower overhead. Pedestal wash hand basin. Wood panel door leading through to the first floor landing.

## REAR

A larger than average rear enclosed garden. Sandstone paved patio area. Steps ascending to a tiered laid Astro Turfed lawn area with planted established shrubbery and laid decorative bark. Further steps ascend to a Sandstone paved patio area and laid Astro turfed lawn area. Feather edged fencing surrounding. Rear gate access to two allocated parking bays.

## COUNCIL TAX

Council tax band D

## 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.

## PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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



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