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## 3 Gelyn-Y-Cler, Barry CF63 1FN £280,000 Freehold

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

Nestled in the sought-after Pencoedre Village, this charming semi-detached house on Gelyn-Y-Cler in Barry is a delightful find for those seeking a modern and well-presented home. The property boasts a welcoming entrance hallway that leads to a spacious living room, filled with natural light and featuring elegant French doors that open into a stylish kitchen dining area. This seamless flow creates an inviting space perfect for both relaxation and entertaining. The ground floor also features a W.C Cloakroom.

On the first floor, you will discover three comfortable bedrooms, ideal for families or those needing extra space for guests. The family bathroom is conveniently located to serve all bedrooms. The property also benefits from a well-maintained rear enclosed garden, which includes a patio area for outdoor dining and a laid lawn, with planted established shrubbery surrounding.

Parking is a breeze with space for two vehicles on the driveway, complemented by established shrubbery and decorative chippings that enhance the property's curb appeal. Additional features include UPVC double glazed windows and gas central heating throughout, ensuring comfort and efficiency.

With its prime location offering easy access to Cardiff and the M4, this home is perfect for commuters and families alike. Viewing is highly recommended to fully appreciate the quality and charm this property has to offer.



## FRONT

Driveway with parking for multiple vehicles. Laid decorative chippings. Planted established shrubbery. UPVC double glazed front door leading to the entrance hallway.

## Entrance Hallway

3'05 x 10'05 (1.04m x 3.18m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed front door with obscured glass insert to the front. Wood panelled door leading to W.C Cloakroom and living room. Fitted carpet leading to the first floor.

## W.C Cloakroom

2'07 x 6'00 (0.79m x 1.83m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front. Sink with porcelain tiled splashback's. Close coupled toilet. Wood panelled door leading through to the entrance hallway.

## Living Room

11'03 x 15'07 (3.43m x 4.75m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood framed with glass insert double doors leading to Kitchen / Dining. Wood Panelled door leading to the entrance hallway.

## Kitchen / Dining

8'09 x 14'10 (2.67m x 4.52m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear. UPVC double glazed French doors leading to the rear garden. Fitted kitchen, comprising of wall and base units. Wood laminate worktops. Integrated Gas hob, Integrated oven. Space for washing machine, space for fridge/freezer. Stainless steel sink. Access to understairs storage.

## FIRST FLOOR

### First Floor Landing

6'06 x 9'09 (1.98m x 2.97m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wall mounted radiator. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom. Access to over stairs storage.

### Bedroom One

8'01 x 14'08 (2.46m x 4.47m)

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

### Bedroom Two

8'02 x 11'02 (2.49m x 3.40m)

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

### Bedroom Three

6'06 x 8'10 (1.98m x 2.69m)

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

## Bathroom

5'07 x 6'05 (1.70m x 1.96m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls - part porcelain tiled. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front. Pedestal wash hand basin, bath with electric shower overhead. Close coupled toilet. Wood panelled door leading through to the first floor landing.

## REAR

Patio area providing ample room for garden furniture. Laid to lawn. Decorative flower beds with planted established shrubbery. Feather edged fencing surrounding. Side access to front. UPVC double glazed Patio doors leading to the kitchen / dining.

## 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

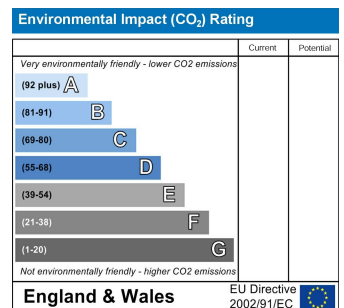
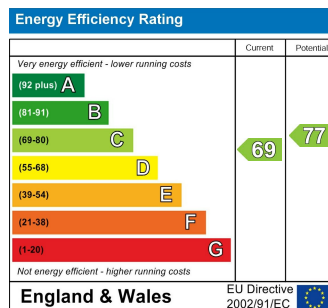
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## PROCEEDS OF CRIME ACT 2002

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## 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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