

4 Suran y Gog

Barry, Vale of Glamorgan, CF63 1FT



A modern three double bedroom detached house, located on a popular development on the outskirts of Barry, that provides convenient access into Barry, to local schools, to the M4 through Wenvoe and out into the Vale of Glamorgan. The ground floor comprises the porch and entrance hall, living room, kitchen / diner, utility room and WC as well as a partly converted garage currently used as a gym. There is off road parking to the front as well as a private rear garden. The property is being sold with no onward chain and is ideal for young families and downsizers alike. EPC: C.

**David
Baker & Co.**

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Accommodation

Ground Floor

Porch 4' 9" x 4' 9" (1.46m x 1.46m)

Tiled flooring. uPVC double glazed front door and a window to the side. Inner door into the hall. Door into the garage.

Hall

Fitted carpet. Stairs to the first floor and a door into the living room. Power point and phone point. Coved ceiling. Central heating radiator.

Living Room 10' 6" x 13' 4" (3.19m x 4.06m)

A well-sized living room with large uPVC double glazed window to the front and partly open to the rear into the dining room. Fitted carpet. Central heating radiator. Power points and TV point. Coved ceiling. Venetian blind to the window.

Dining Room 7' 8" x 9' 5" (2.33m x 2.88m)

A dining room that forms part of an open plan kitchen / diner to the rear of the house, giving access out into the garden. Vinyl floor. uPVC double glazed doors into the garden. Coved ceiling. Power points.

Kitchen 9' 10" x 7' 2" (2.99m x 2.19m)

Vinyl flooring continued from the dining area. Fitted kitchen comprising wall units and base units with white gloss doors and granite effect laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob, extractor hood and dishwasher. Space for a fridge freezer. One and a half bowl composite sink with drainer. Recessed lights. Power points. Central heating radiator. uPVC double glazed window to the rear, overlooking the garden and with a Venetian blind. Opening to the utility area.

Utility Room 4' 11" x 5' 1" (1.50m x 1.55m)

Vinyl flooring continued from the kitchen and dining room. Fitted granite effect work surface to match the kitchen. Plumbing for washing machine and dryer. Wall mounted gas boiler. uPVC double glazed door to the side. Power points. Extractor fan. Door to the WC.

WC 4' 11" x 3' 9" (1.5m x 1.14m)

Vinyl flooring. WC and pedestal sink. Central heating radiator. uPVC double glazed window with Venetian blind.

Garage 8' 3" x 16' 6" (2.52m x 5.03m)

A partly converted garage, accessed from the porch and currently used as a gym and games room. Up and over garage door to the front which has been plaster boarded. Electric light and power points. Fitted storage units, laminate work surface and wall cupboards.

First Floor

Landing

Fitted carpet to the stairs and landing. Hatch to the loft space. Power point. Built-in cupboard with hot water cylinder and fitted shelving. Doors to all three bedrooms and the bathroom.

Bedroom 1 8' 10" x 13' 0" (2.68m x 3.95m)

A double bedroom with en-suite shower room. Fitted carpet. Central heating radiator. Power points. uPVC double glazed window to the rear, overlooking the garden and with fitted Venetian blind. Power points and TV point.

En-Suite 8' 0" max x 8' 10" max (2.43m max x 2.68m max)

An en-suite shower room with corner shower cubicle and mixer shower, WC and a sink with storage below. LVT flooring. Part tiled walls. uPVC double glazed window to the front with Venetian blind. Central heating radiator. Extractor fan. Shaver point and a wall mounted electric heater.

Bedroom 2 13' 8" max x 11' 3" max (4.17m max x 3.42m max)

A spacious double bedroom with two uPVC double glazed windows to the front of the house and a built-in cupboard. Large recess which is ideal for wardrobes. Fitted carpet. Central heating radiator. Power points and TV point.

Bedroom 3 7' 5" x 9' 8" (2.26m x 2.95m)

Another well-proportioned bedroom, this time with uPVC double glazed window to the rear. Laminate floor. Central heating radiator. Power points. Venetian blinds to the window.

Bathroom 6' 6" x 5' 7" (1.98m x 1.7m)

A bathroom with a suite comprising a panelled bath with twin head mixer shower and glass screen, a WC and a sink with storage below. Vinyl flooring. Heated towel rail. uPVC double glazed window to the rear with Venetian blinds. Extractor fan. Shaver point.

Outside

Front

Excellent off road parking to the front, with space for up to three vehicles side by side, laid to tarmac and stone chippings.

Rear Garden

An enclosed and private rear garden with an easterly aspect, laid to lawn and with a timber deck that gives ideal space for entertaining, just off the kitchen / diner. Timber shed and store. Outside tap and power point. Gated side access to the front and mature planting beds to three sides.

Additional Information

Tenure

The property is freehold (CYM28418).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2563.14 for 2025/26.

Approximate Gross Internal Area

1002 sq ft / 93.1 sq m.

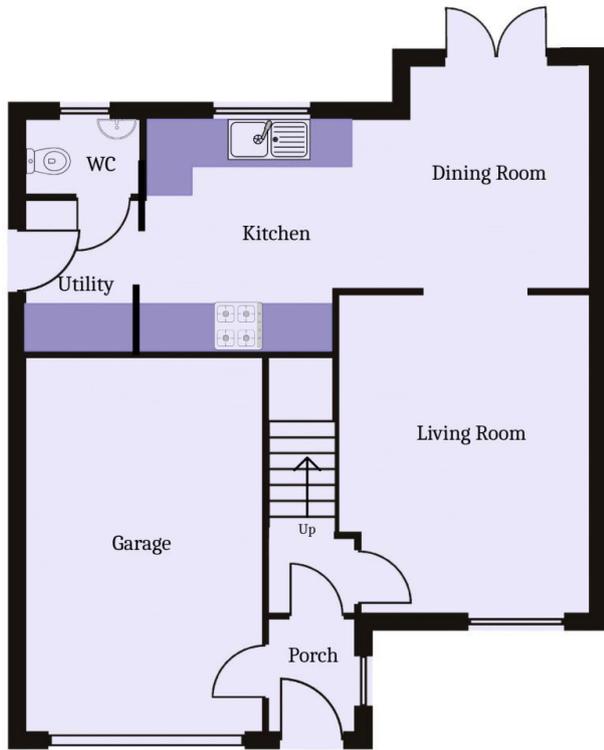
Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

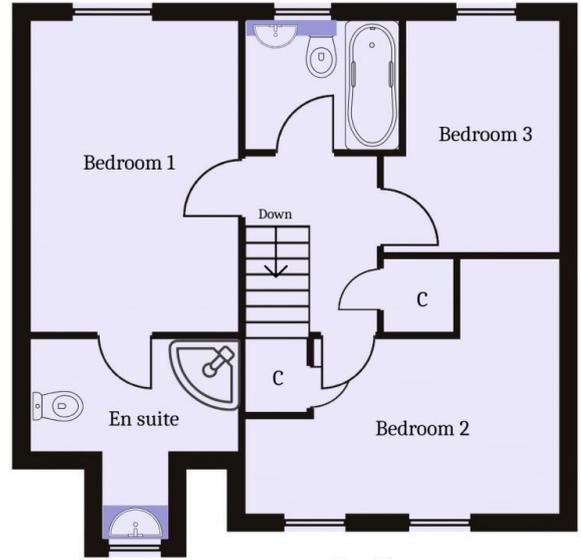
Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floor Plan



Ground Floor



First Floor

For illustrative purposes
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