



## 16 Trem Mapgoll, Barry

£320,000 Freehold

SOUGHT AFTER PENCOEDTRE VILLAGE LOCATION • ACCOMMODATION OVER THREE FLOORS • LARGER THAN AVERAGE REAR GARDEN • EV CHARGER • OPEN PLAN KITCHEN DINER, PERFECT FOR ENTERTAINING • SPACIOUS LOUNGE • FOUR BEDROOMS • GROUND FLOOR SHOWER ROOM, SECOND FLOOR FAMILY BATHROOM PLUS AN EN-SUITE TO THE MASTER • EPC C75

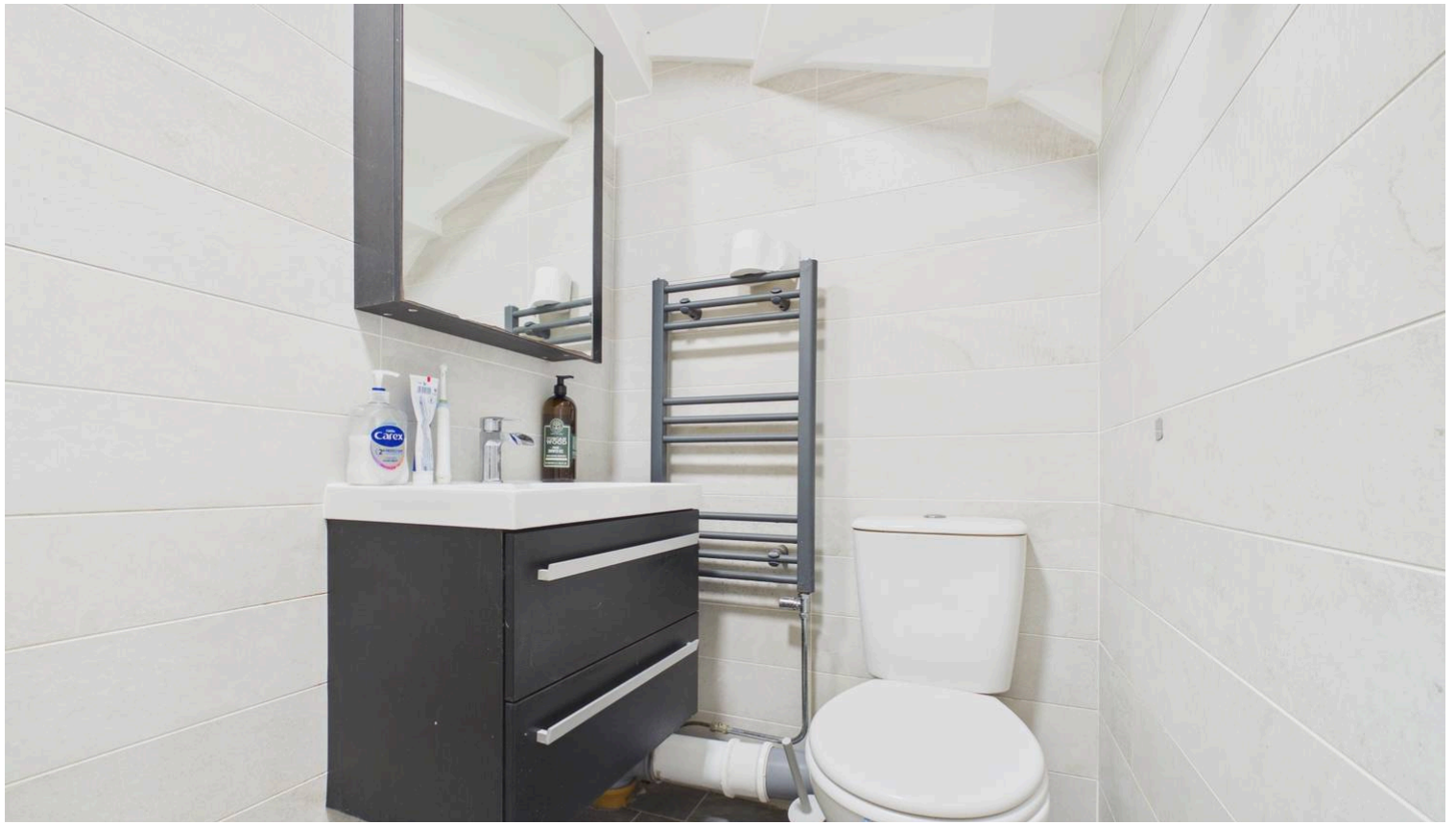




Situated in the highly sought after Pencoedre Village, this impressive four bedroom semi-detached house offers spacious accommodation arranged over three floors. The ground floor welcomes you with a bright and airy entrance hall leading to the garage conversion which provides a versatile fourth bedroom or additional reception space, with the added convenience of a wet room. To the first floor, there is a spacious lounge with double opening French doors providing a seamless flow to the rear garden and allowing plenty of natural light. The heart of the home is the open plan kitchen/diner, designed for modern living and ideal for entertaining. The second floor boasts a family bathroom and an en-suite to the master bedroom, ensuring comfort and privacy for every member of the household. Each of the remaining three bedrooms are well proportioned, offering ample space for family, guests or a home office.

Outside, the property enjoys a larger than average rear garden, thoughtfully designed for both relaxation and practicality. Following an initial patio area, steps lead up to a well maintained lawn and a raised decking area which is ideal for outdoor seating and entertaining. The garden's generous proportions make it perfect for children, pets or keen gardeners. To the front, a driveway provides off road parking for two vehicles and includes an EV charger, offering both convenience and sustainability.

This exceptional property combines flexible living space with excellent outdoor amenities, making it a perfect choice for families seeking a home in a desirable location.



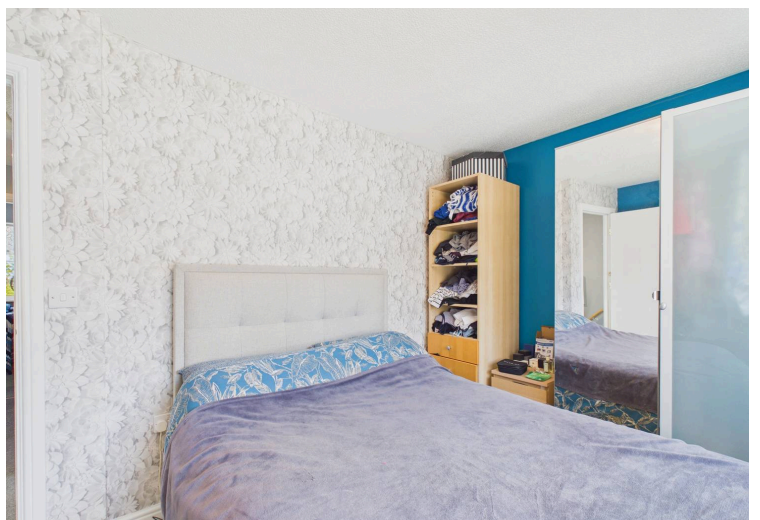
Council Tax band: D

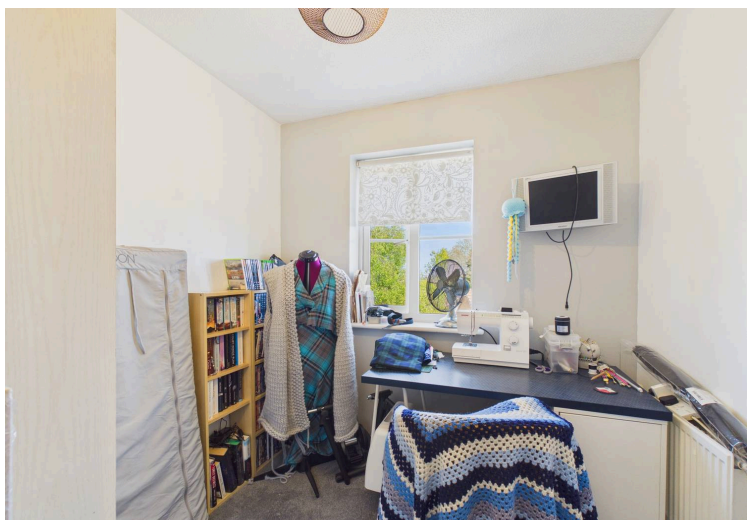
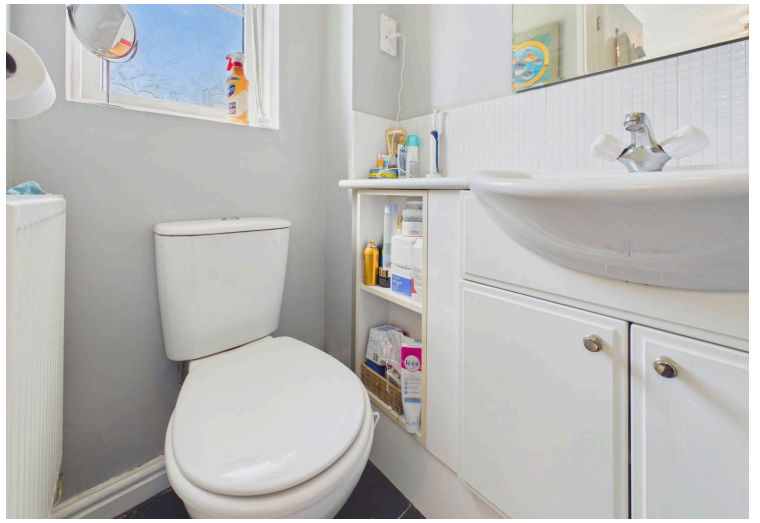
Tenure: Freehold

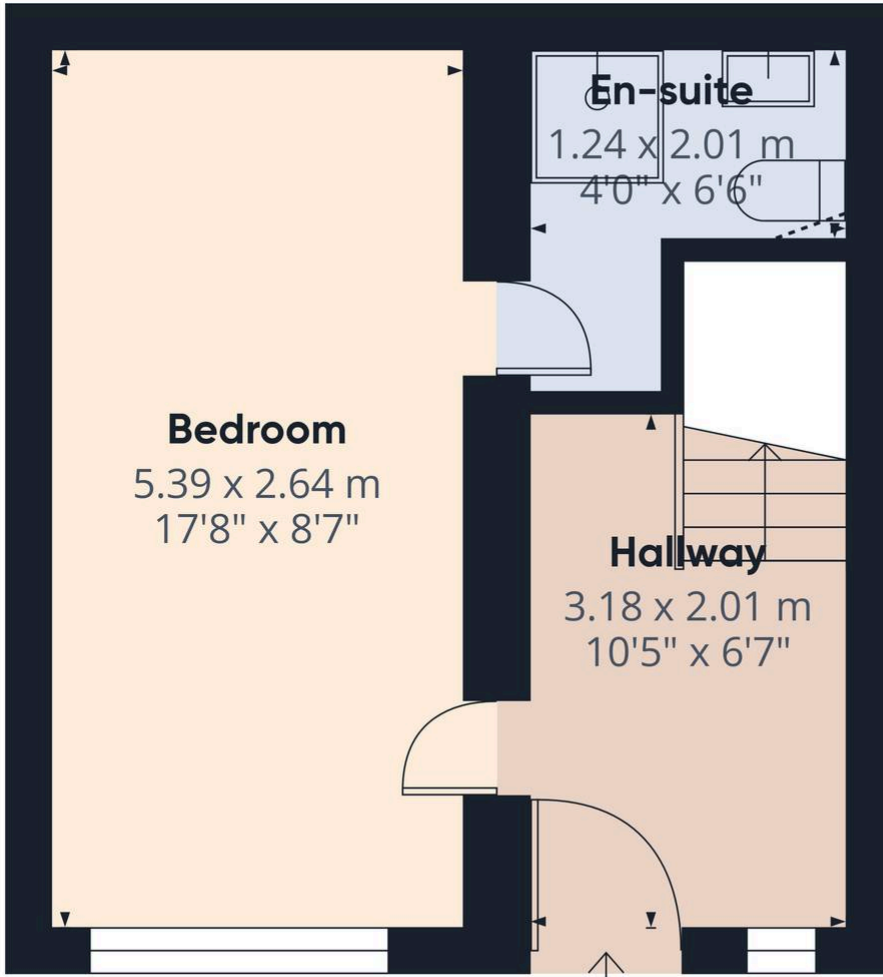
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









Ground Floor

**Approximate total area<sup>(1)</sup>**

25.1 m<sup>2</sup>  
270 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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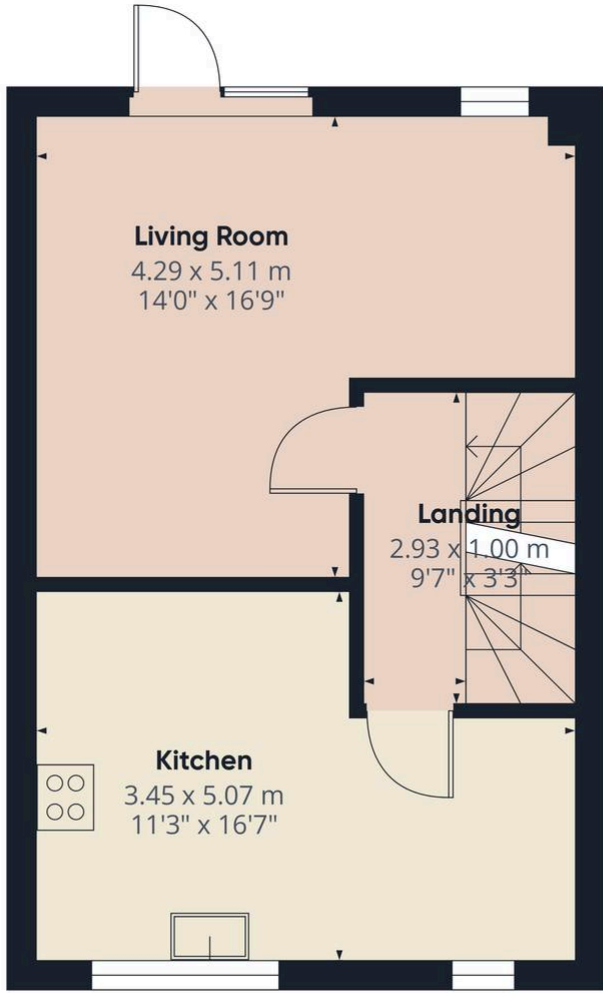
**Approximate total area<sup>(1)</sup>**

36.5 m<sup>2</sup>  
392 ft<sup>2</sup>

(1) Excluding balconies and terraces

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**Living Room**

4.29 x 5.11 m  
14'0" x 16'9"

**Landing**

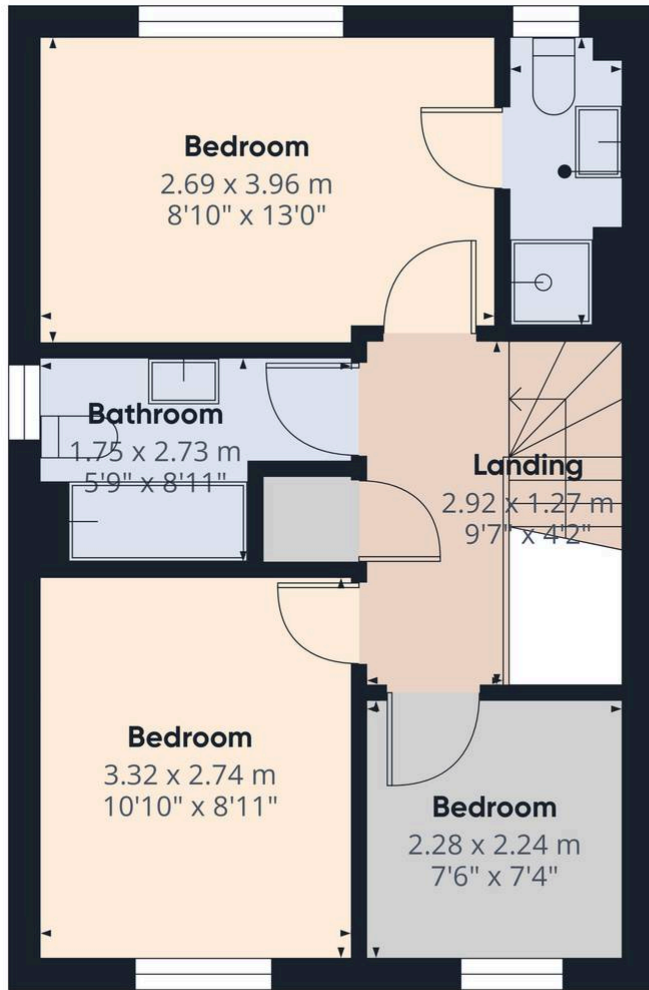
2.93 x 1.00 m  
9'7" x 3'3"

**Kitchen**

3.45 x 5.07 m  
11'3" x 16'7"



First Floor



**En-suite**  
2.54 x 1.07 m  
8'3" x 3'6"



**Approximate total area<sup>(1)</sup>**  
35.8 m<sup>2</sup>  
386 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Second Floor