



22 Suran Y Gog, Barry

Barry

In Excess of £240,000



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Modern two bedroom end terrace with en-suite, cloakroom, bright lounge, stylish kitchen, enclosed garden, decking, shed, and two parking spaces. Convenient location with easy Link Road access.

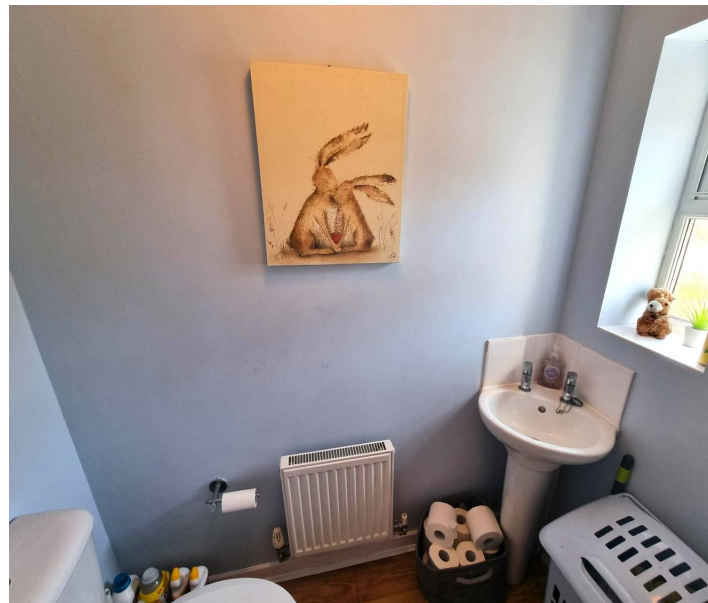
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- WELL PRESENTED
- TWO BEDROOMS
- EN-SUITE
- DOWNSTAIRS CLOAKROOM
- ENCLOSED REAR GARDEN
- CORNER PLOT
- ALLOCATED PARKING
- EASY ACCESS TO LINK ROAD





Entrance

Enter through composite door with glazed panel into :-

Hallway

Wood effect laminate flooring. Built in storage cupboard. Doors into :-

Cloakroom

2' 8" x 5' 6" (0.81m x 1.68m)

Continuation of flooring. Close coupled WC and a pedestal wash hand basin. Radiator. Obscure window to front elevation.

Kitchen

6' 2" x 10' 0" (1.88m x 3.05m)

Vinyl flooring. A range of base and eye level units with complementing worksurfaces inset single drainer sink with mixer tap over. Built in electric oven and four ring gas burner hob with extractor over. Stainless steel back splash. Spaces for washing machine and fridge/freezer. Window to front with slatted blind. Wall mounted cupboard housing a combination boiler.

Lounge/Dining Room

17' 10" x 12' 6" (5.44m x 3.81m)

Wood effect laminate. Two radiators. Window to side with slatted blind. Flat plastered walls and ceiling. French doors opening to rear garden. Staircase rising to first floor with fitted carpet and spindled balustrade.

Landing

Fitted carpet. built in storage cupboard. Flat plastered ceiling with loft access. Doors into :-

Bedroom One

9' 4" x 10' 6" (2.85m x 3.20m)

Fitted carpet. Flat plastered walls and ceiling. Radiator. Window to rear with slatted blind. Built in over stairs storage cupboard. Door into :-

En-Suite

3' 5" x 6' 2" (1.04m x 1.88m)

Close coupled WC, wash hand basin inset into a vanity unit. Single shower cubicle with shower running from mains. Obscure window to side with slatted blind.



GARDEN

The front is mainly laid to lawn has pathway leading to entrance. Singled area with mature shrubs. The side is also shingled and has mature planting. Gate giving side access. The rear garden is enclosed with overlapped fencing. Paved patio area. Garden shed to remain. Tiered decking seating areas.

ALLOCATED PARKING

2 Parking Spaces

Allocated parking space for two cars. To the rear.







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