

02920 204 555

253 Cowbridge Road West,  
Cardiff, CF5 5TD  
e: SALES@mr-homes.co.uk

[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

MR HOMES  
SALES & LETTINGS



Pencoedtre Lane,  
Barry,  
Vale of Glamorgan  
CF63 1QF

Guide Price £570,000  
Freehold

# Pencoedtre Lane Barry, Barry, CF63 1QF

## Overview

- SUBSTANTIAL SIZE PLOT (0.75 ACRE APPROX. STM)
- FANTASTIC PROPERTY & GROUNDS
- MANY ALTERNATIVE USES (Subject to Planning Consent)
- IDEAL LOCATION
- PRIVATE LANE & GATED ENTRANCE
- 5 LARGE DOUBLE BEDROOMS
- 4 LARGE RECEPTION ROOMS
- 4 BATHROOMS
- DETACHED DOUBLE GARAGE
- FREEHOLD

A SUBSTANTIAL SIZE 5-BEDROOMS / 4-RECEPTION ROOMS GRAND FAMILY HOME - SITTING ON A SUBSTANTIAL SIZE PLOT (0.75 ACRE APPROX. STM) - FANTASTIC/ SPACIOUS PROPERTY & GROUNDS - SOME MODERNISATION REQUIRED - PRIVATE LANE & GATED ENTRANCE - MANY ALTERNATIVE USES/ DEVELOPMENT OPPORTUNITIES \*(Subject to Planning Consent) - IDEAL LOCATION - EXTREMELY LARGE GARDENS - GRAND SPLIT-LEVEL LANDINGS - ATTIC ROOMS - FREEHOLD.

**MR-HOMES** are very pleased to Offer **FOR SALE** this Very Large & Spacious Family Home, located on the Pencoedtre Village Estate, with Excellent Transport Links and Close to Shops & Amenities, The Property comprises in brief; Ground Floor; Entrance Hallway, Cloakroom, Large Understair Storage Room, Main Lounge, Middle Sitting Room Open-Plan to a Dining/Playroom, a Further Large Dining Room, L-Shaped Kitchen, Store Room, Downstairs Shower Room, Utility Room, 1st Floor; Split-Level Landings, Bedrooms 1, 2, 3, 4, 5, 2x Family bathrooms, A Separate W.c, Staircase to Attic Room 1/Bedroom 6, Access to Attic Rooms 2 & 3. The Front Terrace is Enclosed & Low-Maintenance and Wraps Around to the Extremely Large Gardens which are Enclosed, there are Steps Down to the Basement/Cellar. A Large Private & Gated Driveway which Holds Many Vehicles. A Detached Double Garage with Pitched Roof, Power & Lighting. The Property has uPVC Double Glazing Windows & Gas Central Heating powered by a HIVE Smart Thermostat with NEW Worcester A-Rated Powerful Combi-Boiler and Large Pressurised Tank.

**EPC Rating = D.**

**Council Tax Band = G.**

**[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)**

**FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...**



## Entrance Hallway

**Cellar/Basement** - 27' 9" max x 16' 4" (8.45m x 4.97m)

**Cloakroom** - 6' 7" x 3' 3" (2.01m x 0.99m)

**Understair Storage Room** - 8' 8" max x 8' 1" max (2.64m x 2.46m)

**Main Lounge** - 28' 5" x 17' 7" (8.65m x 5.36m)

**Middle Sitting Room & Dining Room - OPEN-PLAN** - 27' 10" max x 19' 2" max (8.48m x 5.84m)

**Dining Room** - 29' 5" max x 10' 7" max (8.96m x 3.22m)

**Kitchen - L-Shaped** - 22' 8" max x 19' 3" max (6.90m x 5.86m)

**Store Room** - 8' 2" x 6' 0" (2.49m x 1.83m)



**Downstairs Shower Room** - 6' 11" x 5' 11" (2.11m x 1.80m)

**Utility Room** - 11' 5" x 10' 5" (3.48m x 3.17m)

## 1st Floor Split-Level Landing

**Bedroom 1** - 18' 3" x 15' 11" (5.56m x 4.85m)

**Bedroom 2** - 16' 5" x 13' 4" (5.00m x 4.06m)

Walk In Wardrobe 6' 2" x 4' 0" (1.88m x 1.22m)

**Bedroom 3** - 18' 11" x 13' 4" (5.76m x 4.06m)

**Bedroom 4** - 21' 2" x 10' 6" (6.45m x 3.20m)

**Bedroom 5** - 14' 0" x 11' 7" (4.26m x 3.53m)



**Family Bathroom 1** - 11' 3" x 6' 2" (3.43m x 1.88m)

**Family Bathroom 2** - 7' 4" x 6' 9" (2.23m x 2.06m)

**W.c** - 5' 3" x 3' 9" (1.60m x 1.14m)

**Attic Room 1/Potential Bedroom 6** - 21' 5" max x 14' 4" max (6.52m x 4.37m)

**Attic Rooms 2 & 3** - 33' 5" x 11' 7" (10.18m x 3.53m)

**Front Terrace is Enclosed & Low-Maintenance**

**Rear Garden** - Extremely Large in Size & Enclosed

**Gated Driveway** Holds Multiple Vehicles



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1

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

4843.23 ft<sup>2</sup>  
449.95 m<sup>2</sup>

Reduced headroom

246.13 ft<sup>2</sup>  
22.87 m<sup>2</sup>



Floor 2 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## CARDIFF WEST

Homes House,  
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