

# 52 Heol Corswigen

Barry, Vale of Glamorgan, CF63 1AS



This well maintained and improved family home is located at the end of a very quiet cul de sac in this popular modern development on the outskirts of the seaside town of Barry. With a spacious ground floor comprising entrance hall, cloakroom, lounge, kitchen / diner, utility room and integral garage while there are then four bedrooms and two bedrooms above. The rear garden is south facing, private and backs onto the tree line at the edge of the development. The property further benefits from a summer house / home office in the garden and off road parking to the front. Viewing is recommended. EPC: C.

**David  
Baker & Co.**  
Estate Agents & Chartered Surveyors

Est. Penarth 1969.



**£325,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## Accommodation

### Ground Floor

#### **Entrance Hall**

Laminate flooring. Central heating radiator. Stairs to the first floor. Composite front door and glazed panel to the front. Coved ceiling.

#### **Lounge 11' 3" x 14' 4" (3.43m x 4.36m)**

uPVC double glazed window to the front. Coved ceiling. Recessed lights. Central heating radiator. Television point. Power points.

#### **Cloakroom 2' 9" x 8' 3" (0.84m x 2.51m)**

Laminate floor. Part tiled walls. Central heating radiator. uPVC double glazed window to the front. WC and wash hand basin.

#### **Kitchen 9' 3" x 15' 1" (2.81m x 4.6m)**

Laminate flooring. Fitted kitchen with wall units and base units with grey gloss cabinet doors and wood effect laminate work surfaces. Recess for fridge freezer. Composite one and a half bowl sink with drainer. Integrated Zanussi oven, grill and four zone induction hob. Extractor hood. Part tiled walls. uPVC double glazed window to the garden. Recessed lights. Under stairs cupboard. Door to the utility room and open to the dining room.

#### **Dining Room 11' 10" x 9' 2" (3.6m x 2.79m)**

A well sized dining space off the kitchen and with uPVC double glazed double doors and windows overlooking the garden. Coved ceiling. Laminate floor. Central heating radiator. Power points. TV point.

#### **Utility Room 8' 0" x 4' 8" (2.45m x 1.43m)**

Laminate floor. Heated towel rail. uPVC double glazed door and window to the garden. Fitted base unit and laminate work surface. Basin. Plumbing for washing machine. Power points.

#### **Integral Garage 8' 3" x 18' 5" (2.51m x 5.62m)**

Roller shutter door. Electric light and power points. Fitted kitchen units for storage. Wall mounted gas central heating boiler.

### First Floor

#### **Landing**

Fitted carpet. Hatch to the loft space. Power point. Doors to all rooms.

#### **Bedroom 1 11' 5" x 12' 6" (3.49m x 3.8m)**

Spacious double bedroom with en-suite and uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points. TV point. Door to the en-suite.

#### **En-Suite 9' 3" x 5' 0" max (2.82m x 1.53m max)**

Vinyl flooring. Suite comprising shower cubicle with mixer shower, WC and wash hand basin with storage. uPVC double glazed window to the front. Central heating radiator. Built in cupboard with hot water cylinder. Recessed lights. Extractor. Fully tiled walls.

#### **Bedroom 2 8' 5" x 11' 3" (2.57m x 3.42m)**

Double bedroom with fitted carpet, central heating radiator, power points and a uPVC double glazed window overlooking the garden.

#### **Bedroom 3 12' 2" x 8' 0" (3.72m x 2.45m)**

The second double bedroom with uPVC double glazed window overlooking the rear garden. Fitted carpet. Power points.

#### **Bedroom 4** 8' 6" x 9' 8" (2.59m x 2.95m)

Fitted carpet. uPVC double glazed window to the rear. Central heating radiator. Power points.

#### **Bathroom** 5' 10" x 7' 0" (1.78m x 2.13m)

Suite comprising a panelled bath with mixer shower and glass screen, WC and a wash hand basin with storage below. Recessed lights. Extractor. Central heating radiator. Fully tiled walls. uPVC double glazed window to the front.

### Outside

#### **Front**

Extensive off road parking laid to tarmac and concrete. Lawned area. Mature planting. Gated side access to the rear. Covered external porch.

#### **Rear Garden**

A well landscaped, private, south facing rear garden. Areas of lawn and stone patio. Stone chippings. Gated side access. Timber summer house (2.78m x 3.73m with uPVC double glazed window and double doors, power points and TV point). Outside light and tap. The garden backs onto the tree line.

### Additional Information

#### **Tenure**

We have been informed by the vendors that the property is held on a freehold basis.

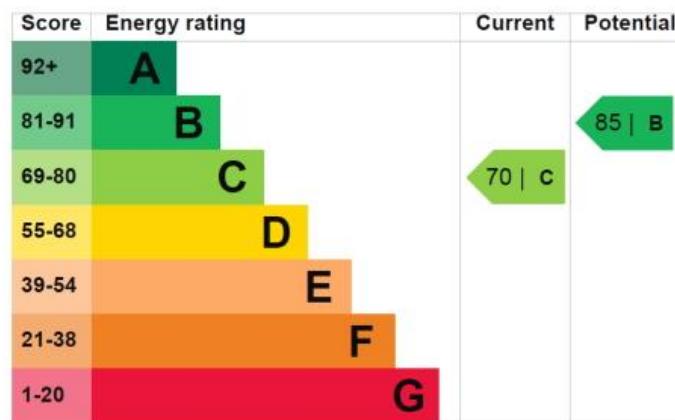
#### **Council Tax Band**

The Council Tax band for this property is E, which equates to a charge of £2001.07 for the year 2020/21.

#### **Approximate Gross Internal Area**

1194 sq ft / 110 sq m.

#### **Energy Performance Certificate**



## Floor Plan









