

12 Melyn Y Gors

Barry, The Vale Of Glamorgan, CF63 1DE



A spacious, modern five bedroom detached family home on this popular development on the outskirts of Barry. The property offers versatile space comprising three reception rooms, kitchen / diner, cloakroom, the five bedrooms and three bathrooms. There is plenty of potential for home working space on both levels and the property further benefits from an enclosed rear garden with southerly aspect, as well as side by side parking for two cars at the front. Viewing is highly recommended. EPC: TBC.

**David
Baker&Co.**
Estate Agents & Chartered Surveyors
Est. Penarth 1969.



OIRO £350,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Porch

Laminate flooring. Central heating radiator. Power points. Open to the entrance hall and a door to the cloakroom.

Cloakroom 2' 7" x 6' 4" (0.79m x 1.93m)

WC and wash hand basin with storage. uPVC double glazed window to the front. Central heating radiator. Coved ceiling.

Entrance Hall

Fitted carpet. Stairs to the first floor and doors to the play room, lounge and kitchen. Under stairs cupboard. Coved ceiling.

Lounge 10' 11" x 17' 11" (3.32m x 5.47m)

A spacious main reception room to the front of the property. Fitted carpet. uPVC double glazed window with fitted shutters. Coved ceiling. Power and television points. Central heating radiator. Fitted gas fire with marble hearth and wood surround.

Playroom 7' 9" x 16' 10" (2.37m x 5.14m)

A very useful additional ground floor reception room, currently used as a playroom but equally suited as a home office. This space could also be converted back to a garage. Fitted carpet. uPVC double glazed window to the front with shutters. Power and television points. Central heating radiator. Coved ceiling.

Kitchen / Diner 16' 11" x 8' 11" (5.15m x 2.73m)

Luxury vinyl floor. uPVC double glazed window and double doors to the garden. Fitted kitchen comprising wall and base units with laminate work surfaces. Integrated four burner gas hob, electric oven and extractor hood over. Plumbing for dishwasher. Single bowl composite sink with drainer. Two central heating radiators. Part tiled walls. Space for dining table and chairs. Doors to the utility room and dining room.

Dining Room 9' 3" x 11' 7" (2.83m x 3.54m)

Fitted carpet. Power points. Central heating radiator. Coved ceiling. uPVC double glazed double doors onto the garden. Television point.

Utility Room 8' 5" x 5' 1" (2.57m x 1.54m)

Vinyl flooring. Wooden double glazed panel door to the garden. Fitted units with laminate work surfaces Single bowl stainless steel sink with drainer. Wall mounted gas central heating boiler. Part tiled walls. Plumbing for washing machine.

First Floor

Landing

Fitted carpet. Coved ceiling. Hatch to the loft space. Central heating radiator. Power points. Built in cupboard.

Bedroom 1 10' 11" x 12' 0" (3.34m x 3.67m)

Main double bedroom to the front of the property. uPVC double glazed window with fitted shutters. Fitted carpet. Coved ceiling. Power and television points. Central heating radiator. Door to the en-suite.

En-Suite Bathroom 6' 1" x 6' 8" (1.86m x 2.03m)

Spacious en-suite comprising a panelled corner bath with shower and glass screen, WC and wash hand basin. Vinyl floor. uPVC double glazed window to the side. Heated towel rail. Extractor.

Bedroom 2 11' 5" x 10' 8" (3.49m x 3.24m)

Double bedroom with an en-suite shower room. Fitted carpet. uPVC double glazed window to the rear, overlooking the garden, with fitted Venetian blinds. Central heating radiator. Power and television points. Coved ceiling.

En-Suite Shower Room 4' 11" x 6' 8" (1.51m x 2.04m)

Vinyl floor tiles. Suite comprising a shower cubicle with massage jets and overhead mixer shower, WC and a wash hand basin with storage. Part tiled walls. Extractor.

Bedroom 3 8' 8" x 11' 5" maximum (2.65m x 3.49m maximum)

Fitted carpet. uPVC double glazed window to the rear with fitted Venetian blinds. Central heating radiator. Power points. Coved ceiling.

Bedroom 4 11' 9" x 16' 4" into window (3.58m x 4.98m into window)

Fitted carpet. uPVC double glazed window to the front with fitted shutters. Coved ceiling. Power points. Central heating radiator.

Bedroom 5 6' 6" x 8' 9" (1.98m x 2.66m)

A single bedroom, currently used as a dressing room to the main bedroom. Fitted carpet. uPVC double glazed window to the front with fitted shutters. Power points. Central heating radiator. Coved ceiling.

Bathroom 6' 0" x 7' 4" (1.83m x 2.24m)

A family bathroom with suite comprising a panelled bath with hand shower, WC, wash hand basin with storage. Part tiled walls. Extractor. Shaver point. uPVC double glazed window to the rear.

Outside

Front

The front of the property has a tarmac driveway providing off road parking for two cars side by side, and an area of lawn. Covered external porch. Gated side access to the rear.

Rear

South facing rear garden, predominantly laid to lawn and with natural stone paving. Timber summer house. Outside tap and lights. Gated side access to the front.

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 F, which equates to a charge of £2364.89 for the year 2020/21.

Approximate Gross Internal Area

1528 sq ft / 141 sq m.

Energy Performance Certificate

Floor Plan









