

# 22 Clos Celyn

Barry, Vale of Glamorgan, CF63 1FW



An immaculately presented, modern three bedroom semi-detached house located in a very quiet part of the popular Pencoedre development on the outskirts of Barry and Wenvoe, fronting onto some very attractive green space. The property comprises an entrance hall, cloakroom, living room and kitchen with dining space on the ground floor along with three bedrooms and two bathrooms (one being an en-suite) to the first floor. There is an enclosed rear garden with westerly aspect, and off road parking for two cars in a nearby parking area. Ideal for first time buyers and downsizers and viewing is strongly recommended. EPC: C.

**David  
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**£280,000**

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## **Accommodation**

### **Ground Floor**

#### **Porch / Hall**

Fitted carpet. uPVC double glazed front door. Central heating radiator. Power points. Doors to the living room and cloakroom.

#### **Cloakroom** 2' 9" x 5' 9" (0.84m x 1.74m)

Vinyl floor. WC and wash hand basin. Central heating radiator. uPVC double glazed window to the front.

#### **Living Room** 15' 0" x 17' 3" (4.58m x 5.26m)

Fitted carpet. uPVC double glazed window to the front. Stairs to the first floor. Door to the kitchen. Two central heating radiators. Power points and TV point. Feature wooden fire surround with electric fire.

#### **Kitchen** 15' 0" x 9' 0" (4.56m x 2.75m)

Vinyl floor. Fitted kitchen comprising wall units and base units with contrasting work surfaces. Integrated electric oven and four burner gas hob with extractor hood over. Recess for fridge freezer. Plumbing for washing machine. Single bowl stainless steel sink with drainer. uPVC double glazed window and double doors into the garden. Under stair cupboard. Central heating radiator. Power points and TV point. Part tiled walls. Space for a dining table and chairs.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. Power point. Hatch to the loft space. Doors to all bedrooms and bathroom.

#### **Bedroom 1** 8' 6" x 11' 11" (2.58m x 3.62m)

Double bedroom to the front of the property with uPVC double glazed window overlooking the green space to the front. Fitted carpet. Fitted bedroom storage furniture. Central heating radiator. Power points and TV point. Door to the en-suite.

#### **En-Suite** 8' 5" x 4' 6" (2.56m x 1.37m)

Suite comprising a shower cubicle with mixer shower, WC and wash hand basin with storage below. Vinyl floor. Central heating radiator. Extractor fan. Shaver point.

#### **Bedroom 2** 8' 6" x 10' 2" (2.58m x 3.1m)

Double bedroom with uPVC double glazed window overlooking the garden to the rear. Fitted carpet. Central heating radiator. Power points

#### **Bedroom 3** 6' 4" x 8' 8" (1.93m x 2.65m)

Single room with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points.

#### **Bathroom** 6' 3" x 5' 7" (1.91m x 1.71m)

Suite comprising a panelled bath with mixer shower, WC and wash hand basin. uPVC double glazed window to the front. Central heating radiator. Part tiled walls. Extractor fan.

### **Outside**

#### **Front**

A smart front area with space for a bench or chairs to enjoy the view over the green space.

Rear Garden

An enclosed rear garden laid to composite decking and block paving. Garden shed. Gated side access to the front and further gated access to the rear into the parking area.

Parking Area

The property benefits from a double length parking space in the communal parking area, for two cars.

Additional Information

Tenure

The property is held on a freehold basis (CYM433442).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £1,849.42 for the year 2023/24.

Approximate Gross Internal Area

796 sq ft / 74 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











