www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

This detached property making for a perfect starter family home or to retire into is located on the popular Pencoedtre Village development towards the top of of the site. Nearby - Lidl Supermarket plus the property is a short drive away from a large Tesco store. Ease of access towards the M4 corridor passing through the nearby village of Wenvoe. Pencoedtre is nestled in the middle of Barry, Dinas Powys & Sully.

Comments by Mr Paul Davies

Property Specialist

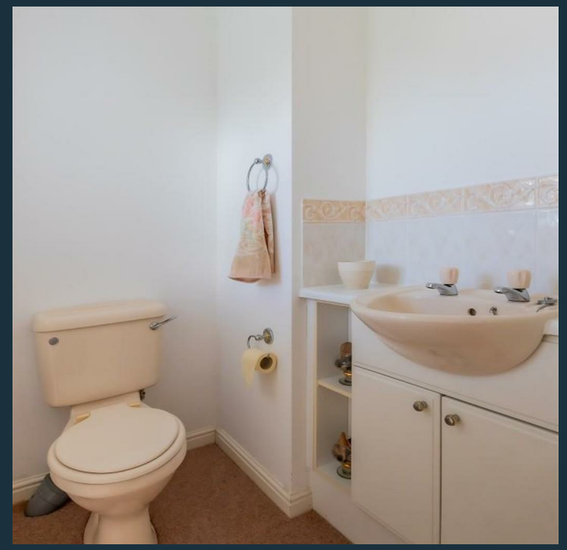
Mr Paul Davies

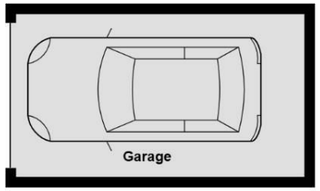
Property Management Co-ordinator

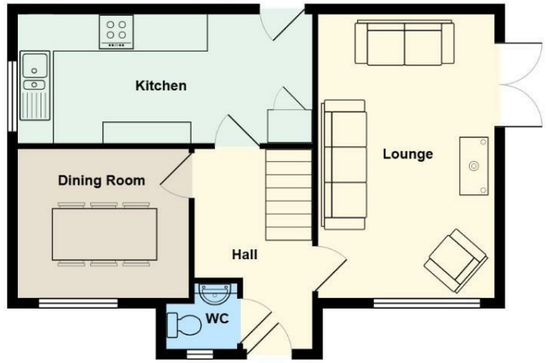
paul.davies@jeffreyross.co.uk

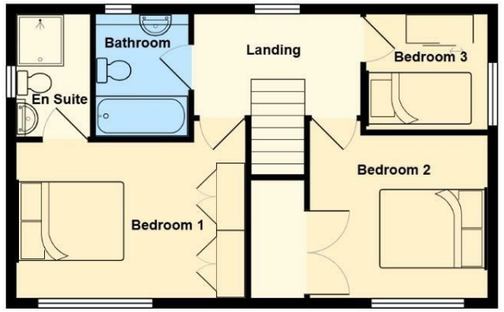
The first thing that drew me to the property was the wide, spacious, plot with land on all sides. Sideways on to the road, it is private and not overlooked. Two large patios and the mature, south facing, garden lend itself to outdoor living. The ensuite, separate receptions rooms and eat-in kitchen provide flexible accommodation. No through road gives the property a private, country, feel yet several villages and towns are on the doorstep. Cardiff city centre and the M4 motorway are but a short hop away, giving the best of both worlds.

Comments by the Homeowner









Heol Leubren

, Barry, CF63 1HG

£345,000

3 Bedroom(s) | 2 Bathroom(s) | 1005.00 sq ft

Contact our
Penarth Branch
02920415161

To be sold with no on-going chain is this double fronted detached house located on the popular Pencoedtre Village development.
Situated upon a corner plot with detached single garage and off road parking.
Briefly comprising an entrance hall, ground floor cloakroom, lounge - French doors into the garden, dining room and an upgraded with solid wood spacious kitchen - built in oven, hob & hood.
To the first floor there are 3 bedrooms - en suite shower room to the master plus walk in wardrobe/cupboard to the second and from the 3rd bedroom a superb elevated view of the Bristol Channel, finally the bathroom completes the accommodation.
Complimented with gas central heating and upvc double glazing.
To the side a generous and private enclosed Southerly facing garden.
Viewing highly recommended.

Entrance Hall

Enter into a welcoming entrance hall leading to all rooms, stairs rise to the first floor.

Cloakroom

Vanity wash hand basin and close coupled wc, window to front.

Lounge 15'8" x 9'10" (4.78m x 3.00m)

Spacious main living room, window to front plus to the side - French doors leading into the garden, TV point, fireplace with Adams style surround.

Dining Room 9'6" x 8'4" (2.90m x 2.54m)

Window to front.

Kitchen 16'3" x 7'1" (4.95m x 2.16m)

Large kitchen extensively fitted with wall and base units in solid wood - laminate worktop and inset stainless steel one & half bowl sink & drainer with mixer tap and tiled splash backs, side breakfast bar, built in oven, hob & hood, plumbed for washing machine and space for fridge/freezer, concealed gas boiler, window to side plus door to the garden, under stairs cupboard.

First Floor Landing

Access to the loft, window to rear.

Bedroom 1 12'9" x 8'8" (3.89m x 2.64m)

Master double bedroom, window to front.

En Suite Shower Room

Modern white suite comprising a shower cubicle, vanity wash hand basin and close coupled wc, tiled splash backs, window to side, extractor fan, twin shaver point.

Bedroom 2 9'10" x 9'1" (3.00m x 2.77m)

Double bedroom, window to front, walk in double wardrobe/cupboard also housing the hot water tank.

Bedroom 3 7'1" x 6'4" (2.16m x 1.93m)

Single bedroom, window to side affording an elevated roof top view to the Bristol Channel.

Bathroom

Modern suite comprising panel bath with tiled surround, vanity wash hand basin and close coupled wc, window to rear, extractor fan, twin shaver point.

Garden

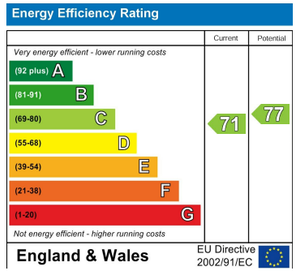
Established frontage with mature shrubs on display, path to the front door, exterior light, side gated access into the private and enclosed rear garden - fenced, paved with shrub borders, outside tap, further gated access onto the drive.

Garage

Detached single garage with parking on approach, access via up & over door, light & power.

Information

We believe the property is Freehold.
Council Banding - Band D £2,237.46 (2026-2027)


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
77
England & Wales
EU Directive 2002/91/EC