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CARDIFF

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Heol Leubren



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

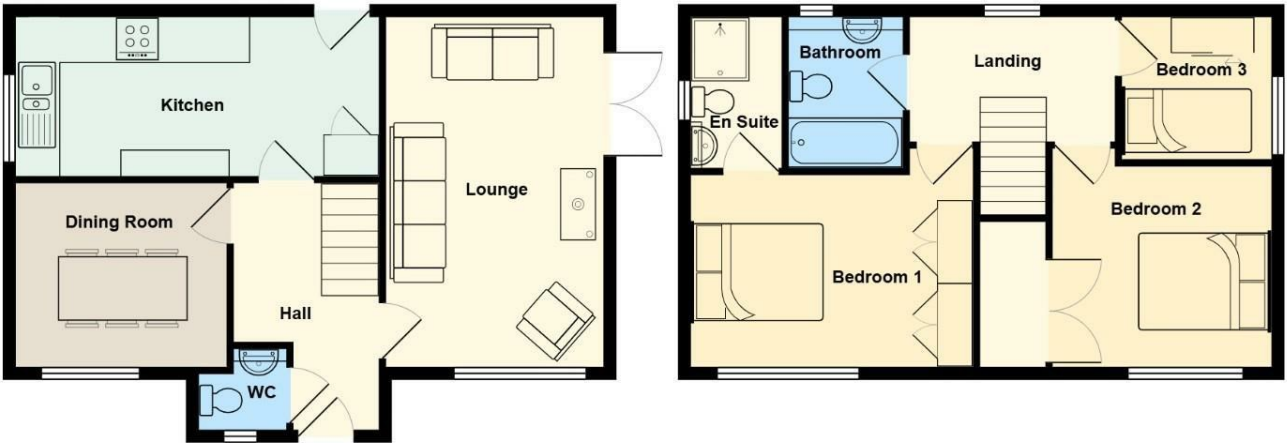
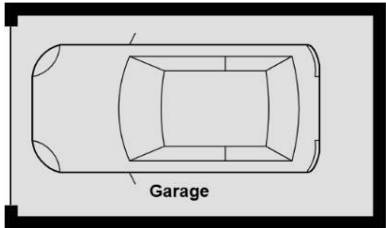


Property Specialist

Mr Paul Davies

Property Management Co-ordinator

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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



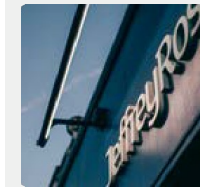
3 Bedroom(s)



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 Pencoedre 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.

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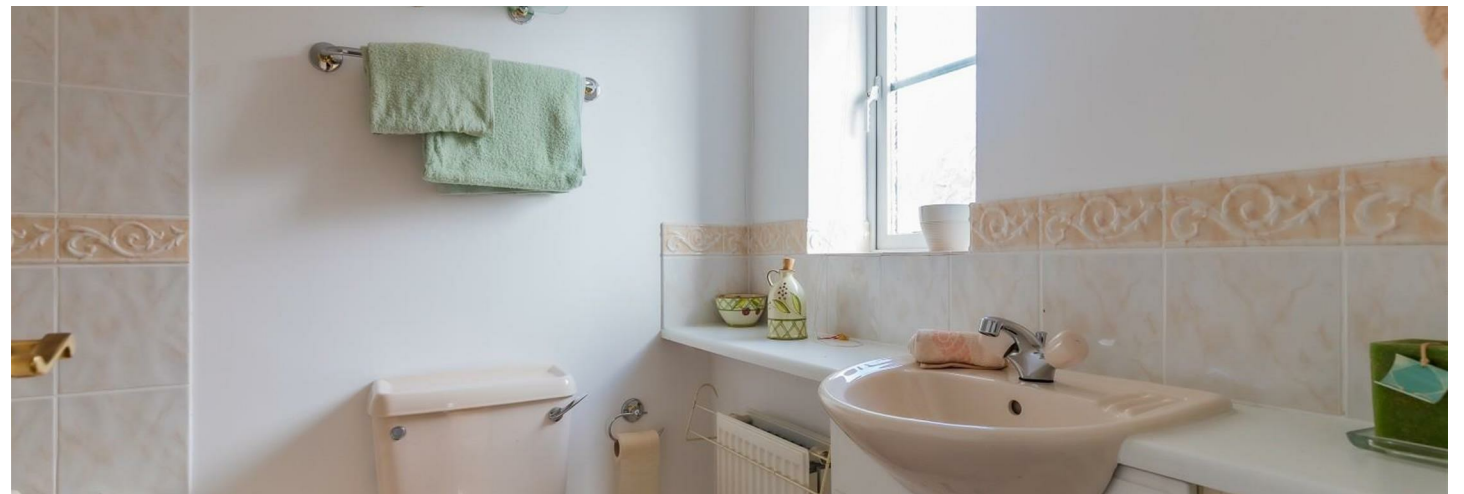
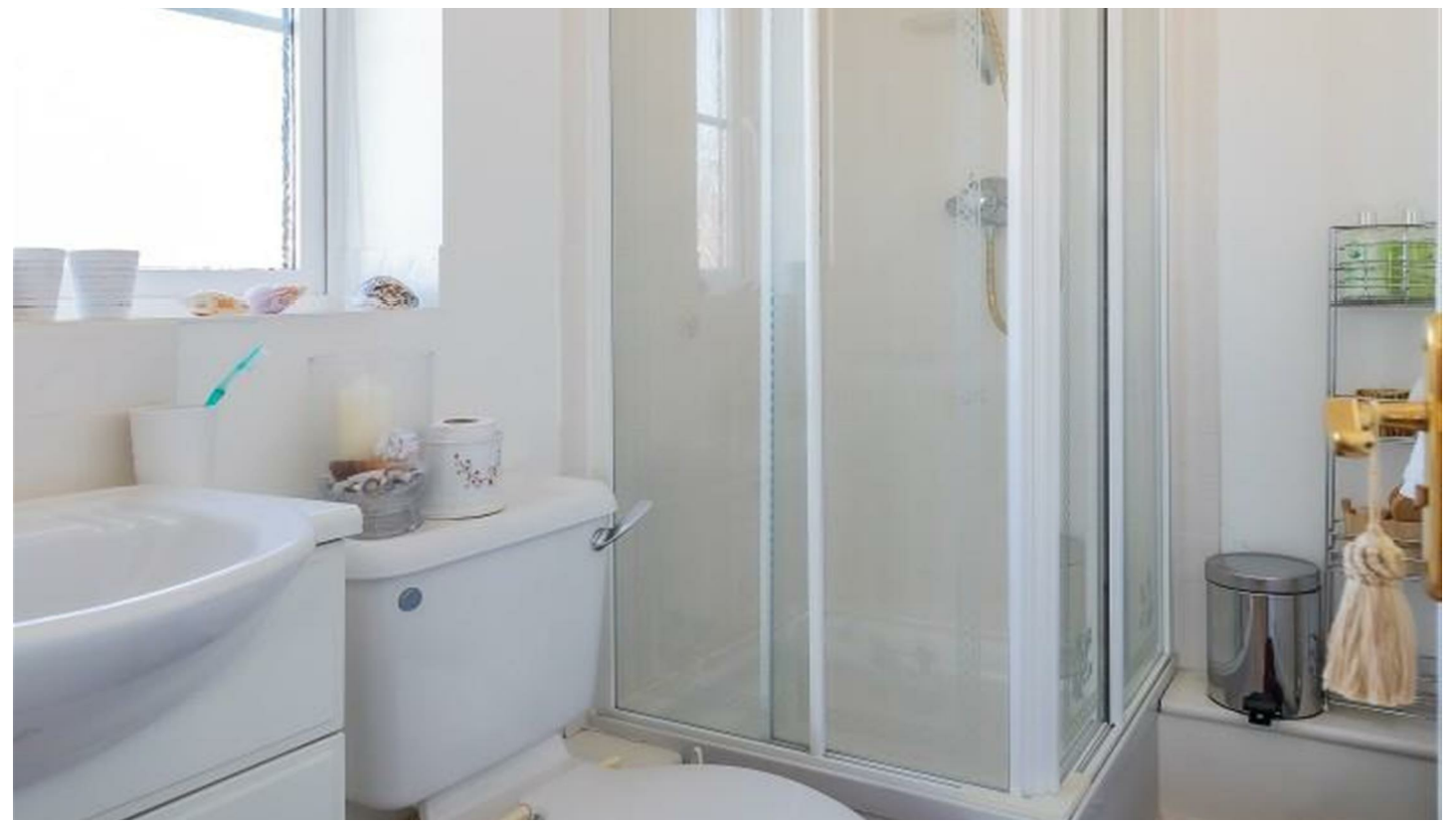
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Entrance Hall Enter into a welcoming entrance hall leading to all rooms, stairs rise to the first floor.	En Suite Shower Room Modern white suite comprising a shower cubicle, vanity wash hand basin and close coupled wc, tiled splash backs, window to side, extractor fan, twin shaver point.	We believe the property is Freehold. Council Banding - Band D £2,237.46 (2026-2027)
Cloakroom Vanity wash hand basin and close coupled wc, window to front.	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.	
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.	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.	
Dining Room 9'6" x 8'4" (2.90m x 2.54m) Window to front.	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.	
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.	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.	
First Floor Landing Access to the loft, window to rear.	Garage Detached single garage with parking on approach, access via up & over door, light & power.	
Bedroom 1 12'9" x 8'8" (3.89m x 2.64m) Master double bedroom, window to front.	Information	





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		
England & Wales		EU Directive 2002/91/EC 

