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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Heol Corswigen*

EAST END

YD18 DZC



What I love most about this home is its quiet cul-de-sac setting in the heart of Pencoedre Village, making it ideal for family life. The layout offers great flexibility, with two bright reception rooms and well-proportioned bedrooms that feel comfortable and welcoming. The larger-than-average rear garden is a real highlight, perfect for children, entertaining, or simply enjoying time outdoors. With no onward chain and excellent access to local amenities and transport links, this home offers both convenience and a lovely sense of calm.

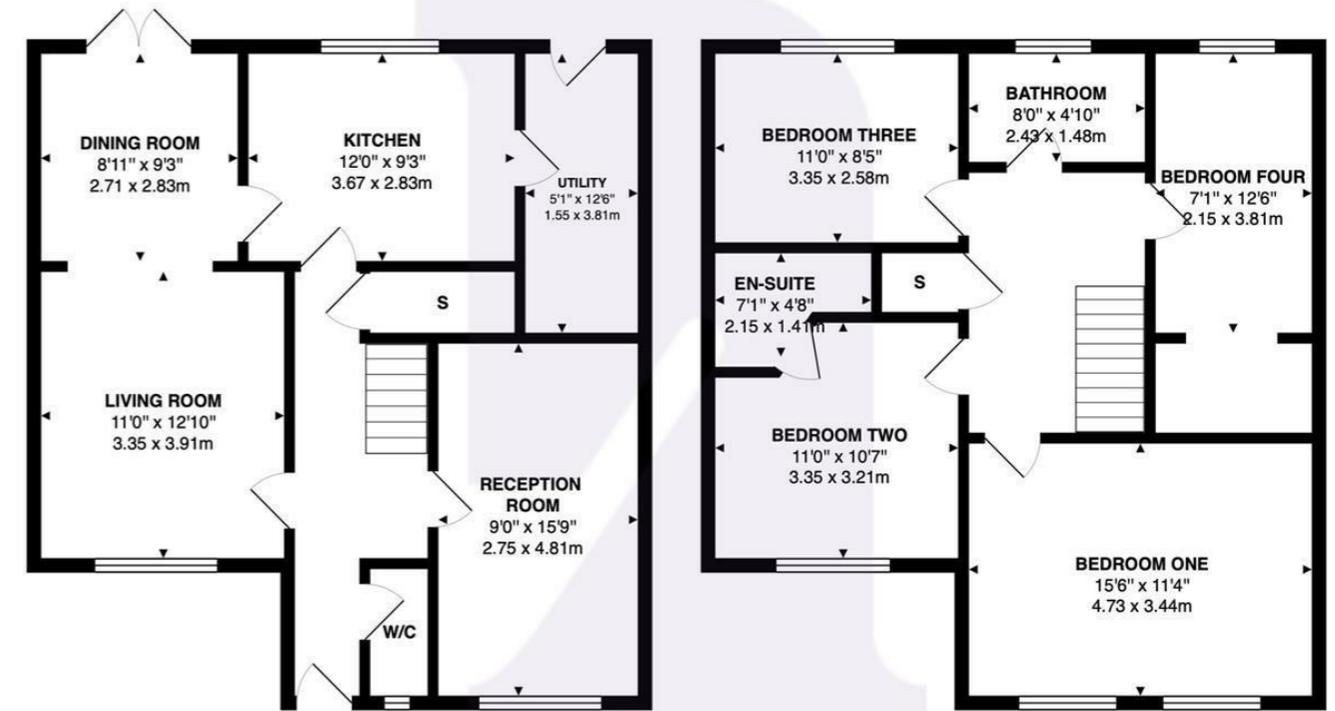
Comments by Mrs Samantha Draisey



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### Heol Corswigen, Barry, CF63 1AS

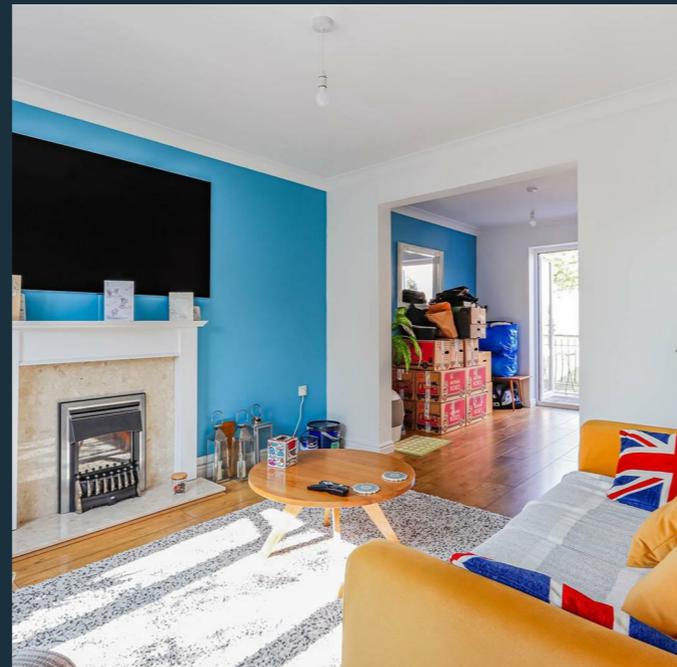


Total Area: 1412 ft<sup>2</sup> ... 131.2 m<sup>2</sup>

All measurements are approximate and for display purposes only

We've truly loved living in this home, especially its quiet cul-de-sac setting in the heart of Pencoedre Village, which has given us such a peaceful and friendly place to come home to. The layout has worked brilliantly for us, with two bright reception rooms that have been perfect for both everyday family life and hosting friends, along with comfortable, well-sized bedrooms. The larger-than-average rear garden has been one of our favourite features, a space where we've spent countless hours relaxing, entertaining, and enjoying time outdoors. With the added benefit of no onward chain and easy access to local amenities and transport links, this home has offered us the perfect balance of convenience and tranquillity.

Comments by the Homeowner





# Heol Corswigen

East End, Barry, CF63 1AS

Chain Free

£400,000



4 Bedroom(s)



2 Bathroom(s)



1280.91 sq ft



Contact our  
**Knights Barry Branch**

01446 700222

Tucked away in a peaceful cul-de-sac in the popular Pencoedre Village, this well presented four bedroom detached home offers the perfect balance of space, comfort, and convenience for family living.

Inside, the property features two bright and versatile reception rooms, ideal for entertaining or relaxing with family. Four well proportioned bedrooms and two modern bathrooms provide ample room for both residents and guests.

A standout feature is the larger-than-average rear garden, a fantastic outdoor space for children to play, for social gatherings, or for those who enjoy gardening and spending time outside.

With no onward chain, this property is ready for a smooth and swift move. Located close to local amenities and transport links, it offers both tranquillity and accessibility.

This is a fantastic opportunity to secure a spacious family home in a well regarded, family-friendly neighbourhood.



#### ENTRANCE

Via hardwood door with obscure glass panels leading into;

#### HALLWAY

Coving to ceiling. Smoke detector. Stairs rising to first floor landing. Radiator with cover. PowerPoints. Wood flooring.

#### W.C

UPVC obscure window to front elevation. White suite comprising of low level w/c, wash hand basin with pedestal with twin taps over. Tiling to splash back area. Radiator. Tiling to floor.

#### LOUNGE 12'10" x 10'11" (3.91 x 3.33)

UPVC double glazed window to front elevation. Coving to ceiling. Feature fire place with wood surround. Marble effect hearth with gas fire in situ. Radiator. PowerPoints. Wood flooring.

#### DINING ROOM 9'3" x 8'10" (2.82 x 2.69)

UPVC double glazed French doors to rear elevation leading to rear garden. Coving to ceiling. Radiator. PowerPoints. Continuation of wood flooring.

#### KITCHEN 11'3" x 9'2" (3.43 x 2.79)

UPVC double glazed window to rear elevation overlooking garden. Range of wall and base units with laminate work surfaces over. Tiling to splash back areas. Built in double oven with four ring gas hob and extractor fan over. Stainless steel one and a half bowl sink and drainer with mixer tap over. Integrated dish washer. Radiator. Room for breakfast table and chairs. Built in under stairs storage cupboard. Spotlights to ceiling. Tiling to floor.

#### UTILITY ROOM

Door leading out to garden. Base units with laminate work surfaces over. Sink and drainer with mixer tap over. Space for upright fridge freezer. Plumbing for washing machine. Room for tumble dryer. PowerPoints. Continuation of tiling to floor.

#### RECEPTION ROOM TWO 15'9" x 7'3" (4.80 x 2.21)

Garage conversion - UPVC double glazed window to front elevation. Radiator. Power points. Built in storage cupboard housing combination boiler. Fitted carpet.

#### FIRST FLOOR LANDING

Access to loft space. Smoke detector. Built in airing cupboard with shelves and rails, housing radiator. Doors off to all rooms. Fitted carpet.

#### BEDROOM ONE 11'1" 10'6" (3.38 3.20)

UPVC double glazed window to front elevation. Radiator. Power points. Fitted carpet. Door leading to;

#### EN SUITE

UPVC double glazed obscure window to side elevation. White suite comprising of; fully tiled shower cubicle, dual headed shower attachment, low level w/c. Vanity unit with waterfall tap. Part tiling to wall. Extractor fans. Spotlights to ceiling. Chrome heated towel rail. sShaving socket. Tiling to floor.

#### BEDROOM TWO 15'5" x 11'3" (4.70 x 3.43)

UPVC double glazed windows to front elevation. Radiator. Power points. Fitted carpet.

#### BEDROOM THREE 16'3" x 7'1" (4.95 x 2.16)

UPVC double glazed window to rear elevation over looking garden. Radiator. Power points. Archway leading into walk in wardrobe. Fitted carpet.

#### BEDROOM FOUR 10'11" x 8'5" (3.33 x 2.57)

UPVC double glazed window to rear elevation over looking garden. Radiator. Power Points. Fitted carpet.

#### BATHROOM 6'6" x 5'6" (1.98 x 1.68)

UPVC obscure double glazed window to rear elevation. Spotlights to ceiling. Extractor fan. White three piece suite comprising of P shaped bath. Dual headed waterfall shower attachment. Waterfall mixer tap. Concealed w/c. Wash hand basin set into vanity unit. Chrome ladder effect heated towel rail. Fully tiled to walls and flooring.

#### OUTSIDE REAR

Larger than average plot. Enclosed within timber fencing and mature hedging. Large area of garden laid to lawn. Raised deck area with timber and metal balustrade, giving ample room for garden furniture. Patio area. Outside tap. Outside lighting. Gate giving side access. Timber shed to remain.

#### OUTSIDE FRONT

Area of garden laid to lawn with mature hedging, trees and shrubs. Gate giving access to rear. Driveway providing off road parking for multiple vehicles.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

