



DANNOGY COED

BARRY



# DANNOG Y COED

BARRY, CF 63 1H F

£465,000 -

FREEHOLD



4 Bed



3 Bath



1248.16 sq ft

This beautiful family home is now for sale with KNIGHTS. Located on the popular Pencoedre Village estate, on Dannog Y Coed, this wonderful four-bedroom residence is set to impress. A modern, open floorplan, renovated to a very high standard, with everything you need. This property provides great links into Cardiff and nearby towns/cities. Shops, schools and public transport routes also nearby.

Property briefly comprising; Entrance hallway, Large Living room, Open plan Kitchen/Diner, Utility Room, W/C and study to the ground floor. Three double bedrooms and additional single bedrooms, En-suite and Family bathroom to the first floor. Enclosed rear garden. Detached double garage and off road parking for multiple vehicles.

#### ENTRANCE

Via door with decorative obscure glass panel leading into;

#### HALLWAY

Coving to ceiling. Smoke detector. Staircase rising to first floor landing with fitted carpet and under stair storage cupboard. Radiator. Wood effect flooring. Doors off to all rooms.

#### LIVING ROOM

15'11" x 14'0"

UPVC double glazed box bay window to the front elevation. Coving to ceiling. Feature fireplace with electric fire in situ. Radiator. wood effect flooring. Door into;

#### OPEN PLAN KITCHEN/DINER

27'7" x 8'10"

Two UPVC double glazed windows and patio doors to the rear elevation overlooking and leading to the rear garden. Coving and spotlights to ceiling. Modern range of wall and base units with under counter lights and work surfaces over and matching breakfast bar. Stainless steel one and half bowl sink. Drainer built into worktops. Space for slot in five ring cooker with extractor fan above. Integrated microwave and dishwasher. Space for American style fridge/freezer. Ample space for dining furniture. Tall modern style radiator. Tiling to floor. Door into;

#### UTILITY ROOM

Door with glass panel to the side elevation giving access to rear garden and front elevation. Matching range of base units with work surfaces over. Ample space and plumbing for under counter white goods. Stainless steel sink and drainer with mixer tap over. Wall mounter boiler. Radiator. Continuation of the tiling to floor.

#### STUDY

6'11" x 6'3"

UPVC double glazed window to the front elevation. Coving to ceiling. Radiator. Continuation of the wood effect flooring.

#### W/C

6'10" x 3'10"

UPVC double glazed obscure window to the side elevation. Coving to ceiling. Wood panelling to dado height. Low level W/C. Vanity unit housing the wash hand basin with mixer tap over. Radiator. Wood effect flooring.

#### FIRST FLOOR LANDING

Coving to ceiling. Smoke detector. Access to loft space via drop down ladder - loft is fully boarded. Large storage cupboard housing the hot water tank and benefitting from shelving. Fitted carpet. Doors off to all rooms.

#### BEDROOM ONE

11'1" x 9'8" (to wardrobes)

UPVC double glazed window to the front elevation. Coving to ceiling. Range of built in wardrobes with shelving and hanging space. Radiator. Fitted carpet. Door into;


#### EN-SUITE

5'11" x 4'6"

UPVC double glazed obscure window to the front elevation. Spotlights to ceiling. Extractor fan. Three piece suite comprising; Low level W/C, Vanity unit housing the wash hand basin with mixer tap over and shower cubicle with waterfall shower. Heated towel rails. Tiling to all walls. Wood effect flooring.



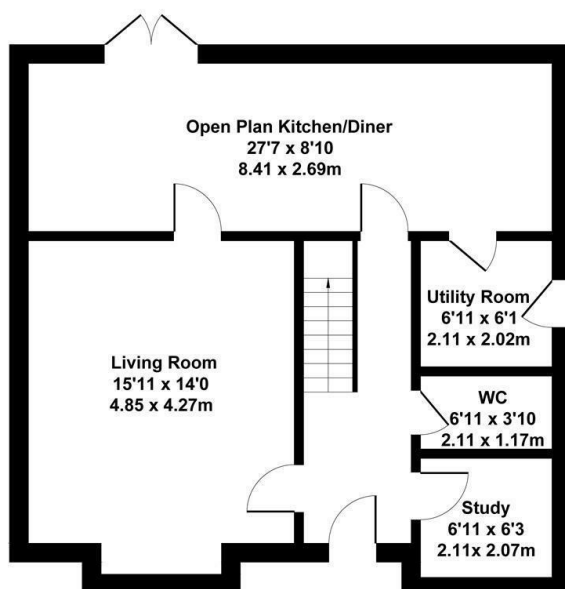


Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>87</b>	
(81-91) <b>B</b>	<b>74</b>		
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

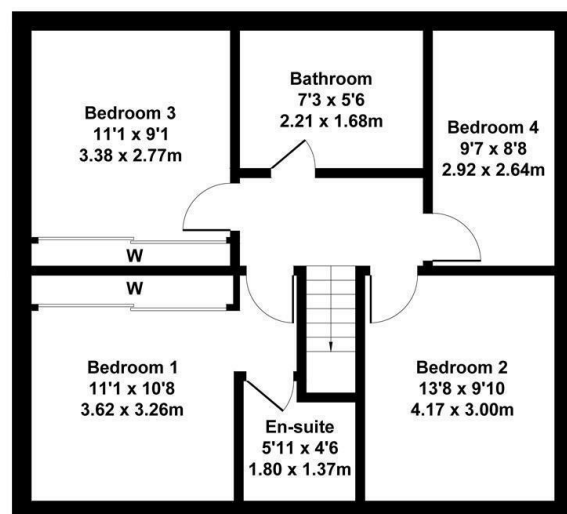


## Dannog Y Coed

Approximate Gross Internal Area  
1430 sq ft - 132 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS