



HEOL CORSWIGEN

BARRY

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EAST END ,CF 63 1A S

CHAIN FREE

£400,000 - FREEHOLD

 4 Bed

 2 Bath

 1280.91 sq ft

Tucked away in a peaceful cul-de-sac in the popular Pencoedtre 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"
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"
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"
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"
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"
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.

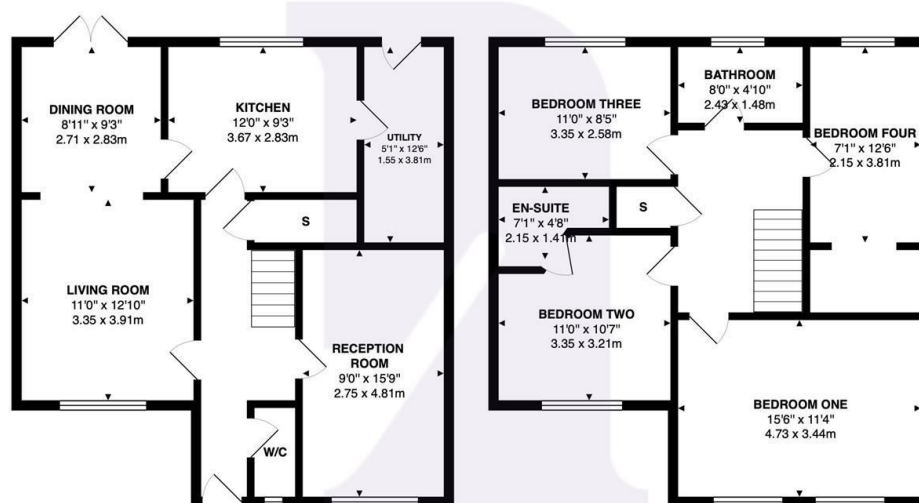




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Heol Corswigen, Barry, CF63 1AS



Total Area: 1412 ft² ... 131.2 m²

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES
& LETTINGS



KNIGHTS