



5 Gilbert Lane, Barry CF63 1BQ £360,000 Freehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING D

Situated in the desirable Pencoedre Village Estate, Barry, this modern detached house is a splendid opportunity for families seeking comfort and convenience. The property has been thoughtfully renovated by the current owners, ensuring a contemporary living experience while retaining a warm and inviting atmosphere.

Upon entering, you are greeted by a spacious hallway adorned with elegant porcelain tiled flooring. The ground floor boasts a generous living room, perfect for relaxation and entertaining. The modern fitted kitchen is equipped with integrated appliances and flows seamlessly into an open-plan dining and sitting area, which is further enhanced by a delightful conservatory. This space offers stunning views of the garden and features French doors that lead out to the rear, creating a harmonious connection between indoor and outdoor living.

Completing the ground floor is a practical utility room and a convenient cloakroom. Ascending to the first floor, you will find three well-proportioned bedrooms, including a master suite with an en-suite bathroom. The family shower room has been renovated to a high standard, providing a stylish and functional space for all.

The property is set on a larger than average corner plot, offering an enclosed rear garden that features a slate-paved patio area and a lush lawn, complemented by established shrubbery. This outdoor space is ideal for family gatherings or quiet evenings. Additionally, the front of the house boasts a spacious driveway with parking for up to three vehicles, ensuring ample space for family and guests.

With local shops, schools, and public transport links nearby, as well as easy access to Cardiff and the M4, this home is perfectly positioned for modern living. Viewing is highly recommended to fully appreciate the charm and potential of this delightful property.



FRONT

Larger than average corner plot, spacious driveway for multiple vehicles. Laid decorative chippings. Planted established shrubbery. UPVC double glazed front door leading to the entrance hallway. Side access to rear garden.

Entrance Hallway

4'00 x 9'00 (1.22m x 2.74m)

Smoothly plastered ceiling with pendant and inset lighting, smoothly plastered walls. Porcelain tiled flooring. UPVC double glazed front door with obscured glass insert side window and separate UPVC double glazed window. Fitted carpet staircase rising to the first floor. Wood panelled door leading to the living room, through opening to kitchen.

Living Room

10'03 x 13'03 (3.12m x 4.04m)

Smoothly plastered ceiling, smoothly plastered walls with decorative panelling. Wall mounted radiator. UPVC double glazed window to the front elevation. Feature fireplace. Wood panelled door leading through to the entrance hallway.

Kitchen

8'00 x 16'06 (2.44m x 5.03m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Modern fitted kitchen comprising of wall and base units. Wood laminate marble effect worktops. Integrated five ring gas hob, cooker hood, Integrated double oven. Integrated fridge and freezer. Composite one and half bowl sink. Space for dishwasher. Through opening to entrance hallway, through opening to dining and sitting room.

Dining / Sitting Room

9'04 x 17'04 (2.84m x 5.28m)

Smoothly plastered ceiling, smoothly plastered walls with decorative panelling. Porcelain tiled flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC double glazed French doors leading through to the conservatory. Wood panelled door leading through to a utility room. Through opening to kitchen.

Conservatory

8'07 x 11'06 (2.62m x 3.51m)

Polycarbonate roof, UPVC double glazed windows surrounding. UPVC double glazed French doors leading to the rear garden. UPVC double glazed French doors leading to dining / sitting room.

Utility Room

4'09 x 4'11 (1.45m x 1.50m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. Wall units and Wood laminate worktop. UPVC double glazed door with obscured glass insert leading to rear garden. Space for washing machine, space for tumbled dryer. Wall mounted combination boiler. Wood panelled door leading through to the W.C. Cloakroom. A further wood panelled door leading through to the dining / sitting room.

W.C Cloakroom

3'09 x 4'10 (1.14m x 1.47m)

Smoothly plastered ceiling, smoothly plastered walls - part porcelain tiled. Ceramic tiled flooring. UPVC double glazed window with obscured glass to the rear elevation. Vanity wash hand basin, vanity toilet. Wood panelled door leading through to the utility room.

FIRST FLOOR

First Floor Landing

5'06 x 7'09 (1.68m x 2.36m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Wood panelled doors leading to bedrooms one, two and bedroom three. Further wood panelled doors leading to the family bathroom and airing cupboard. Fitted carpet staircase rising from the ground floor.

Bedroom One

8'07 x 12'11 (2.62m x 3.94m)

Smoothly plaster ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the first floor landing. A further wood panelled door leading through to an en-suite bathroom.

En-Suite Bathroom

7'11 x 8'04 (2.41m x 2.54m)

Smoothly plastered ceiling, inset lights and vent extractor, smoothly plastered walls - part porcelain tiled walls. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the front elevation. Pedestal wash hand basin, close coupled toilet, bath. Wood panelled door leading through to bedroom one.

Bedroom Two

11'02 x 13'04 (3.40m x 4.06m)

Smoothly plastered ceiling, smoothly plastered walls - part decorative panelling. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Built in wardrobe. Wood panelled door leading to the first floor landing.

Bedroom Three

7'07 x 9'06 (2.31m x 2.90m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Fitted built-in wardrobes. Wood panelled door leading through to the first floor landing.

Family Shower Room

5'06 x 6'05 (1.68m x 1.96m)

Smoothly plastered ceiling with inset lights, porcelain tiled walls. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass insert. Double shower with thermostatically controlled rainfall shower overhead. Close coupled toilet. Vanity wall mounted wash hand basin. Wood panelled door leading to the first floor landing.

REAR

Enclosed larger than average rear garden, with slate paved patio area. Laid to lawn. Feather edged fencing surrounding. Planted established shrubbery. UPVC double glazed French doors leading to the conservatory. Side access to front.

COUNCIL TAX

Council tax band E

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