



25, GWENNOL Y GRAIG  
BARRY, VALE OF GLAMORGAN, CF62 5DE  
GUIDE PRICE £449,000 FREEHOLD

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## GUIDE PRICE - £449,000 - FREEHOLD

A well presented five bedroom detached with views over adjoining park and views up the Bristol Channel to side. The property comprises entrance hall, cloakroom, kitchen/breakfast room, study, dining room and living room. Three bedrooms, two with en-suite shower rooms and family bathroom to first floor. Second floor comprises master bedroom with dressing room and en-suite bathroom. Garden to rear. Tandem garage and additional off street parking. EPC - C.

### ENTRANCE HALL

Entered via a Upvc decorative glazed panel door, tiled floor, coved ceiling, stairs to first floor, under stairs cupboard, BT point and radiator.

### CLOAKROOM

A white suite comprising low-level WC and pedestal wash hand basin with tiled splash back, tiled floor, half tiled walls, Upvc obscured double-glazed window to front and radiator.

### STUDY 7' 11" x 9' 11" (2.43m x 3.03m)

Wood effect laminated flooring, Upvc double-glazed window to front, coved ceiling and radiator.

### KITCHEN/BREAKFAST ROOM 10' 11" x 18' 8" (3.34m x 5.71m)

Fitted floor and wall units comprising cupboards and drawers, glazed display cupboards, under unit lighting, worktop over with 1 1/2 stainless steel sink drainer unit with tiled splash back. Integrated appliances include dishwasher, 'Leisure' ranger cooker with cooker hood over, integrated fridge/freezer and washing machine. Tiled floor, two Upvc double-glazed windows to rear, glazed panel door to side. Opening through to dining room with breakfast bar. 'Vaillant' gas boiler. White rail radiators.

### DINING ROOM 9' 11" x 11' 3" (3.03m x 3.43m)

Tiled floor, Upvc double-glazed window to rear, French glazed panel doors to living room, coved ceiling and radiator.

### LIVING ROOM 11' 4" x 22' 11" (3.46m x 6.99m)

Two Upvc double-glazed windows to front and Upvc double-glazed French doors with glazed side panels to rear, fitted carpet, real flame gas fire with surround, coved ceiling and radiator.

### FIRST FLOOR

#### LANDING

Upvc double-glazed window to front, fitted carpet, stairs to second floor, airing cupboard with hot water tank and radiator.

### BEDROOM TWO 11' 6" x 11' 5" (3.51m x 3.49m)

Two Upvc double-glazed windows to rear, wood effect laminated flooring, built-in wardrobe and radiator.

### ENSUITE 5' 4" x 7' 3" (1.65m x 2.22m)

A white suite comprising shower cubicle with glazed door, low-level WC, pedestal wash hand basin, wood effect laminated flooring, tiled walls, Upvc obscured window to rear, electric shaver socket and radiator.

### BEDROOM THREE 9' 11" x 8' 2" (3.03m x 2.49m)

Two Upvc double-glazed windows to rear, fitted carpet built-in wardrobe and radiator.

### ENSUITE 4' 11" x 5' 10" (1.52m x 1.78m)

A white suite comprising shower cubicle with glazed door, low-level WC and pedestal wash hand basin, tiled floor, half tiled walls, electric shaver socket, inset ceiling spot lights. Upvc obscured double-glazed window to rear and radiator.

### BEDROOM FOUR 11' 6" x 8' 11" (3.52m x 2.72m)

Upvc double-glazed window to front, fitted carpet, built-in wardrobe and radiator.

### BEDROOM FIVE 9' 11" x 6' 7" (3.03m x 2.01m)

Upvc double-glazed window to front, fitted carpet and radiator.

### BATHROOM 9' 5" x 8' 3" (2.88m x 2.54m)

A white suite comprising panelled bath with hand held shower attachment to taps, shower cubicle with glazed shower door, pedestal wash hand basin, fitted carpet, half tiled walls, electric shaver socket, inset ceiling spot lights. Upvc obscured double-glazed window to side and radiator.



## **SECOND FLOOR**

### **LANDING**

Large storage cupboard.

### **BEDROOM ONE 20' 0" x 19' 0" (6.12m x 5.81m)**

An 'L' Shaped room, fitted carpet, Upvc double-glazed window to front and 'Velux' window to rear, eaves storage and radiator.

### **DRESSING ROOM 12' 2" x 10' 9" (3.72m x 3.29m)**

Fitted carpet, three built-in large wardrobes, 'Velux' window to rear and radiator. Attic access.

### **ENSUITE 12' 4" x 8' 7" (3.76m x 2.63m)**

A white suite comprising panelled bath with hand held shower attachment to taps, shower cubicle with glazed shower door, wash hand basin set within vanity unit, wood effect laminated flooring, tiled walls, electric shaver socket, inset ceiling spot lights. Upvc double-glazed window to front and radiator.

## **OUTSIDE**

### **Front**

A raised decked area giving views over the park and up the Bristol Channel. Outside light. Driveway providing off street car parking leading to tandem double garage with up and over doors and pedestrian door to rear garden, separate pedestrian gate to rear garden.

### **Rear**

An enclosed rear garden with large brick paved patio, area to lawn and additional paved patio, electric power points and tap.

### **COUNCIL TAX**

We are verbally informed by the Vale of Glamorgan Council that the property is within Band H.

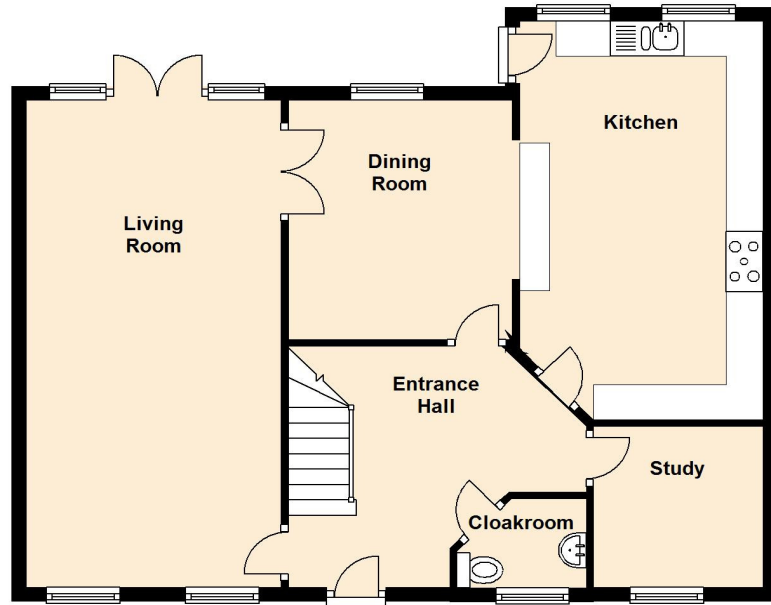
### **POST CODE**

CF62 5DE



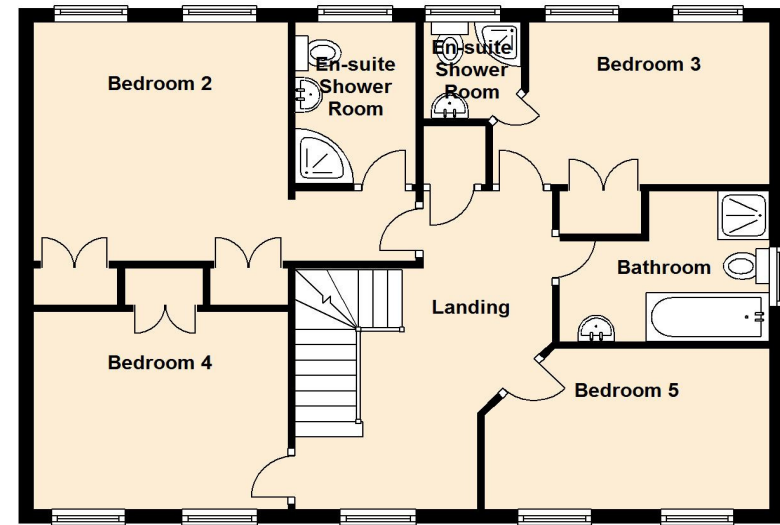
### Ground Floor

Approx. 73.5 sq. metres (791.6 sq. feet)



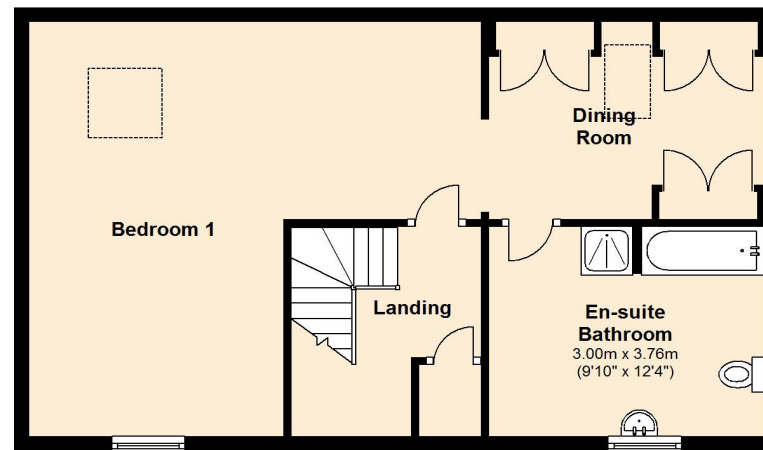
### First Floor

Approx. 69.8 sq. metres (751.1 sq. feet)



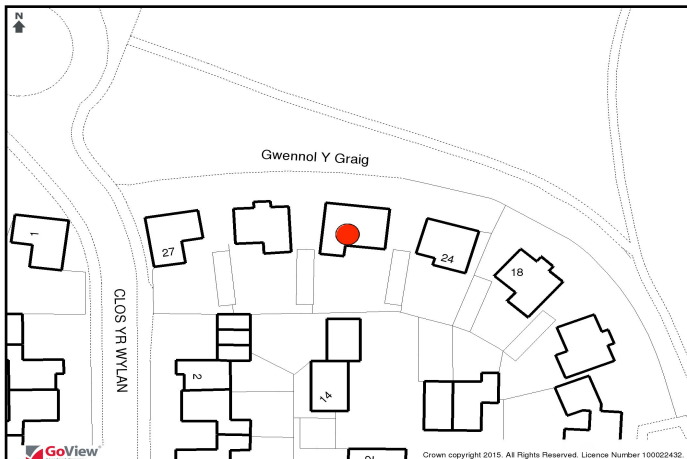
### Second Floor

Approx. 59.5 sq. metres (640.6 sq. feet)



Total area: approx. 202.8 sq. metres (2183.3 sq. feet)









## Chartered Surveyors, Auctioneers and Estate Agents

Penarth Office, 3 Washington Buildings, Stanwell Road, Penarth, Vale of Glamorgan, CF64 2AD  
 Tel: 02920 712266  
 Email: [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)  
[www.wattsandmorgan.co.uk](http://www.wattsandmorgan.co.uk)

**Cowbridge**  
 01446 773500

**Penarth**  
 029 2071 2266

**Bridgend**  
 01656 644288

**London**  
 0870 112 7099