



12 Blodyn Y Gog
Barry, Vale of Glamorgan, CF63 1FB

Watts
& Morgan



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£520,000 Freehold

4 Bedrooms | 2 Bathrooms | 4 Reception Rooms

An immaculately presented and extended, four bedroom detached family home located on the popular Pencoedtre Village Development. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, dining room, kitchen, open-plan sun room, versatile study/snug, utility room and ground floor cloakroom. First floor landing, spacious primary bedroom with en-suite, three further bedrooms and a family bathroom. Externally the property benefits from a driveway providing off-road parking, an attached double garage and a beautifully landscaped wraparound rear garden.

Directions

Cardiff City Centre – 7.5 miles

M4 Motorway – 6.9 miles

Your local office: Penarth

T: 02920 712266 (1)

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Summary of Accommodation

Ground Floor

Entered via a partially glazed wooden door with a double-glazed side panel into a welcoming hallway benefitting from Travertine tile flooring, a wall mounted alarm panel and a carpeted staircase leading to the first floor.

The spacious living room benefits from carpeted flooring, a central feature 'Chesneys' gas fireplace, a ceiling rose and a set of uPVC double-glazed sliding doors providing access to the rear garden.

The dining room benefits from carpeted flooring, a ceiling rose and two uPVC double-glazed windows to the rear elevation.

The 'Schuller' kitchen showcases a range of wall and base units with Quartz work surfaces. Integral appliances to remain include; a 'Miele' electric oven, a 'Miele' microwave, an 'AEG' full height fridge, a 'Bora' 4-ring electric hob with downdraft extractor fan and a 'Miele' dishwasher. The kitchen further benefits from Travertine tile flooring, recessed ceiling spotlights, a feature wood effect splash-back, under-counter lighting, a recessed understairs storage cupboard and an under-mounted bowl and a half composite sink with a 'Quooker' hot water tap over.

The spectacular open-plan sun room enjoys continuation of Travertine tile flooring, recessed ceiling spotlights, three double-glazed roof lights, double-glazed powder coated steel windows to all elevations and a set of French doors providing access to the garden.

The bay fronted study/snug is a versatile space and benefits from carpeted flooring and uPVC double-glazed windows to the front elevation

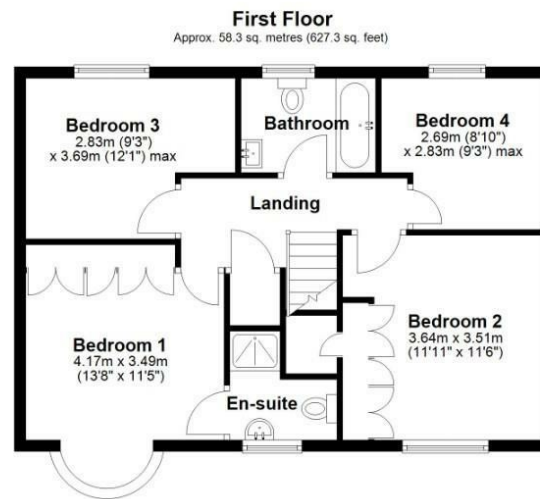
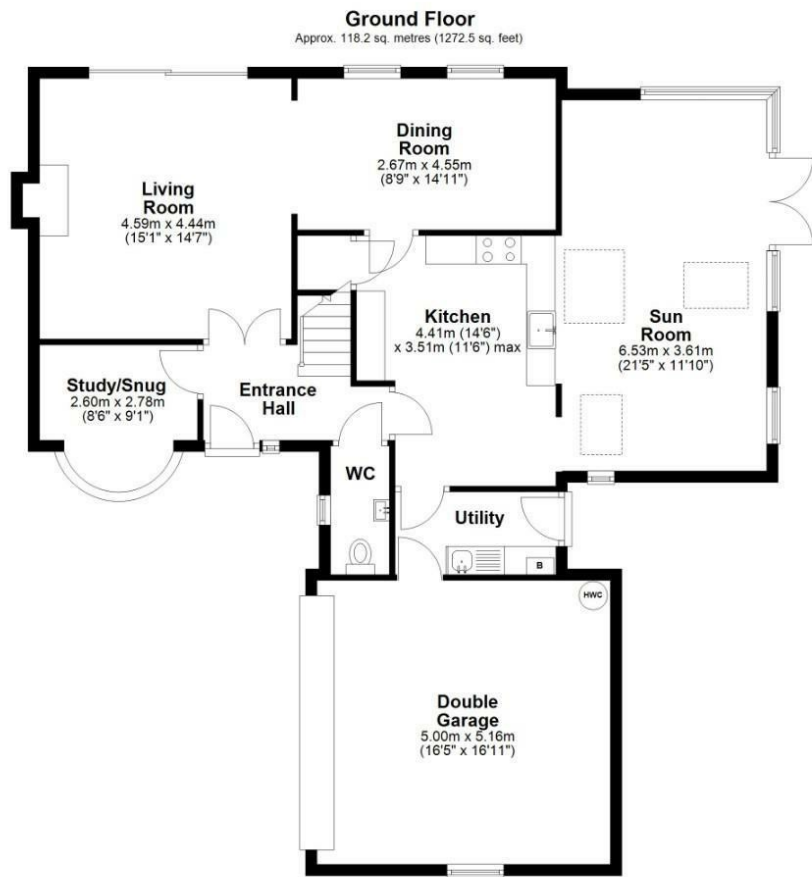
The utility room has been fitted with a range of wall and base units with a laminate work surface. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of travertine tile flooring, a cupboard housing the wall-mounted 'ATAG' boiler, a stainless steel sink with a mixer tap over and a partially glazed wooden door providing access to the rear garden.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a pedestal wash hand basin and a WC. The cloakroom further benefits from ceramic tile flooring, partially tiled splash-back and an obscure uPVC double-glazed window to the front elevation.

First Floor

The first floor landing enjoys carpeted flooring, a recessed storage cupboard and a hatch with a built-in ladder providing access to a boarded loft space.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of recessed fitted wardrobes and a uPVC double-glazed bay window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from ceramic tile flooring and walls, recessed ceiling spotlights, an extractor fan, a wall-mounted chrome towel radiator and an obscure uPVC double-glazed window to the front elevation.



Total area: approx. 176.5 sq. metres (1899.8 sq. feet)

| 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 | |

Bedroom two is another spacious double bedroom and benefits from carpeted flooring, a range of fitted wardrobes and a uPVC double-glazed window to the front elevation. Bedroom three is another double bedroom enjoying carpeted flooring and a uPVC double-glazed window to the rear elevation. Bedroom four, currently used as a home office, benefits from carpeted flooring and a uPVC double-glazed window to the rear elevation. The family bathroom has been fitted with a 3-piece white suite comprising; a tile panelled bath with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from travertine tile flooring and walls, recessed ceiling spotlights, an extractor fan, a wall-mounted chrome towel radiator and an obscure uPVC double-glazed window to the rear elevation.

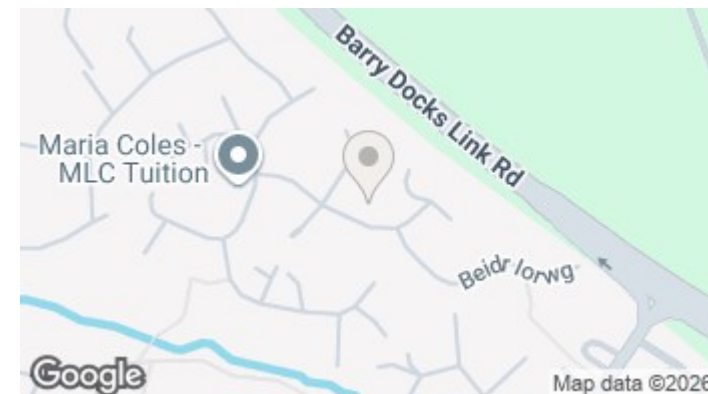
Gardens & Grounds

12 Blodyn Y Gog is approached off the road onto a tarmac driveway providing off-road parking for several vehicles, beyond which is an attached double garage with an up and over door. The front garden benefits from a variety of mature shrubs and borders. The private and enclosed wraparound rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. Two large patio areas provide ample space for outdoor entertaining and dining. The property further benefits from a large area located beyond the garden fence planted with mature shrubbery offering potential to extend the garden.

Additional Information

All mains services connected.
Freehold.
Council tax band 'F'.
EPC rating 'TBC'.

We have been reliably informed that there are preservation orders on the two oak trees in the garden.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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