

FOR SALE

Heol Leubren

Barry, CF63 1HG

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£345,000

3 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

1,005 SQ FT

DOUBLE FRONTED DETACHED MODERN HOME	NO ON-GOING CHAIN
CORNER PLOT	3 BEDROOMS - EN SUITE TO MASTER
FAMILY BATHROOM	2 LIVING ROOMS
LARGE KITCHEN	GROUND FLOOR WC
DETACHED GARAGE & PARKING	ELEVATED SEA VIEWS



THE PROPERTY

To be sold with no on-going chain is this double fronted detached house located on the popular Pencoedtre Village development. Situated upon a corner plot with detached single garage and off road parking. Briefly comprising an entrance hall, ground floor cloakroom, lounge - French doors into the garden, dining room and an upgraded with solid wood spacious kitchen - built in oven, hob & hood. To the first floor there are 3 bedrooms - en suite shower room to the master plus walk in wardrobe/cupboard to the second and from the 3rd bedroom a superb elevated view of the Bristol Channel, finally the bathroom completes the accommodation.

Complimented with gas central heating and upvc double glazing. To the side a generous and private enclosed Southerly facing garden. Viewing highly recommended.



INSIDE











ACCOMMODATION

ENTRANCE HALL

CLOAKROOM

LOUNGE
4.78m x 3.00m

DINING ROOM
2.90m x 2.54m

KITCHEN
4.95m x 2.16m

FIRST FLOOR LANDING

BEDROOM 1
3.89m x 2.64m

EN SUITE SHOWER ROOM

BEDROOM 2
3.00m x 2.77m

BEDROOM 3
2.16m x 1.93m

BATHROOM

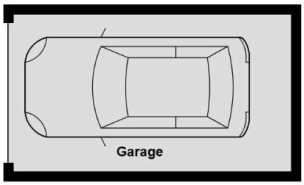
GARDEN

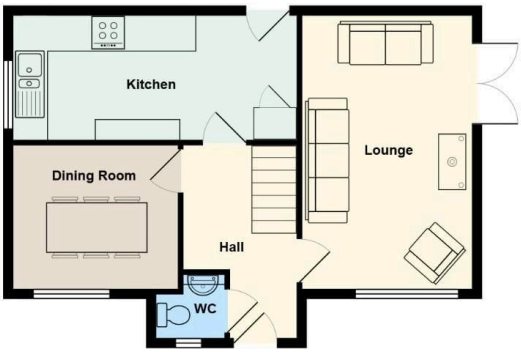
GARAGE
5.18m x 2.69m

INFORMATION

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	1,005 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND D · ABOUT £2,232 A YEAR *Vale of Glamorgan Council, 2026/27 estimate*
EPC RATING	71 · POTENTIAL 77

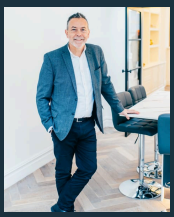
FLOORPLAN







Not to scale. Measurements are approximate and for illustration only.



Paul Davies

SENIOR VALUER WHO FIRST STARTED OUR SALES OFFERING...

PENARTH BRANCH

029 2041 5161

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jeffreyross.co.uk

SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 9a Royal Buildings, Victoria Road, Penarth, CF64 3ED. 029 2041 5161. The Property Ombudsman, membership D03828. jeffreyross.co.uk