



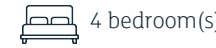
TYNEWYDD ROAD





TYNEWYDD ROAD

, CF62 8BB - £450,000



4 bedroom(s)



3 bathroom(s)



2365.00 sq ft

Located in a popular and convenient location, a traditional semi-detached house with much extended and improved accommodation briefly comprises; entrance porch, hallway with parquet flooring, front reception room with feature fireplace, second reception room with parquet flooring and feature wood burner, third reception room with wood flooring and door to the integral garage, fitted kitchen/breakfast room with underfloor heating and air conditioning unit, rear lobby, laundry room, W.C/shower room. To the first floor there is a principal bedroom with an en-suite shower room, three further bedrooms and a family bathroom, There is a staircase from the landing to a loft area which is currently used as a playroom. The property is set back from the pavement with a front garden and driveway leading to the integral single garage. To the rear is a long South/West facing garden with a low maintenance composite decked area adjacent to the house with large lawn beyond and further patio area. There is a covered area for alfresco dining with provision for BBQ and Pizza oven. This is a surprisingly large property which really must be seen to be appreciated.

PROPERTY SPECIALIST

Mr Jeff Hopkins

jeff@jeffreygross.co.uk


02920 499680

Valuer







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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 	



make
TODAY
shine
BRIGHT





Love grows here







Dream big little one

horses & ponies



Be our guest



PORCH

HALLWAY

LIVING ROOM

3.66m x 4.01m (12'0 x 13'2)

FAMILY ROOM

3.63m x 4.01m (11'11 x 13'2)

RECEPTION ROOM 3

3.18m x 5.33m (10'5 x 17'6)

LOBBY

4.27m x 1.50m (14'0 x 4'11)

LAUNDRY ROOM

2.16m x 2.29m (7'1 x 7'6)

W.C./SHOWER

2.16m x 1.27m (7'1 x 4'2)

KITCHEN

5.23m x 3.71m (17'2 x 12'2)

BREAKFAST ROOM

2.51m x 2.97m (8'3 x 9'9)

FIRST FLOOR LANDING

BEDROOM 1

3.18m x 5.33m (10'5 x 17'6)

EN-SUITE

3.18m x 1.52m (10'5 x 5)

BEDROOM 2

3.28m x 4.01m (10'9 x 13'2)

BEDROOM 3

3.18m x 3.15m (10'5 x 10'4)

BEDROOM 4

2.90m x 5.08m (9'6 x 16'8)

BATHROOM

2.49m x 2.64m (8'2 x 8'8)

ATTIC

6.63m x 3.45m (21'9 x 11'4)

OUTSIDE/GARDENS

TENURE

We understand the property is Leasehold with 913 years remaining of a 999 year lease at a peppercorn ground rent.

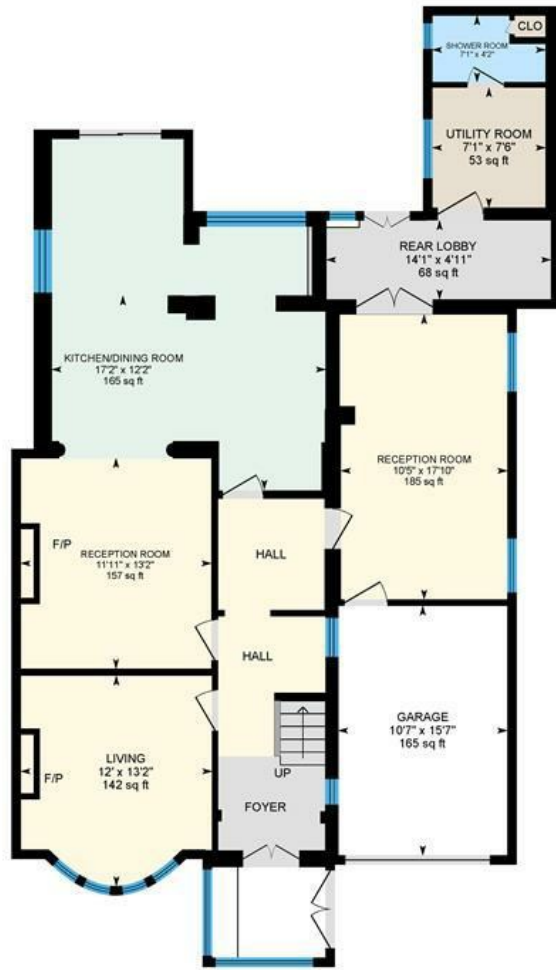


“ A traditional 4 bed semi-detached house with much extended and improved accomodation and large gardens.

Comments by Mr Jeff Hopkins

Tynewydd Rd, Barry, CRF

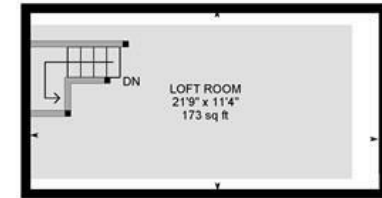
Main Building: Total Interior Area 2365.75 sq ft



Ground Floor



1st Floor



2nd Floor



PREPARED: 2024/05/23

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



www.jeffreyross.co.uk

Jeffrey Ross