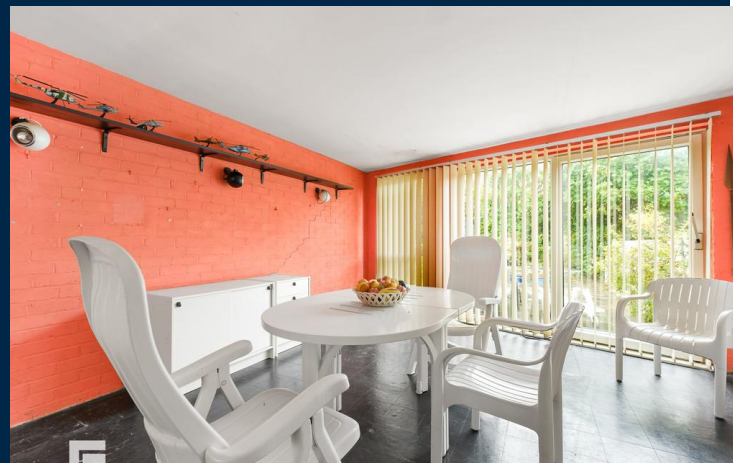




TREM Y DON
BARRY CF62 6QJ

ASKING PRICE OF
£619,995



DETACHED HOUSE



4



1



2



3

*** NEW *** NO CHAIN*** Introducing a fantastic opportunity in the prestigious Barry West End - a detached house waiting for its next chapter to be written. This spacious property boasts a kitchen and dining area, four bedrooms, a sitting room, and even a hobby area, perfect for turning into your dream space. Yes, it may need a little tender loving care, but the potential here is endless. Situated in the most sought-after area of Barry, close to Marine Drive, this property offers convenient access to local walks and one of the most desirable locations in the area. And let's not forget about the ample parking outside - a driveway with space for multiple vehicles. Don't miss out on the chance to make this house your home. Schedule a viewing today and unlock the possibilities that await in this charming property in Barry's West End. EPC: D

DESCRIPTION

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LOCATION

Located within the West End area of Barry, with short walks to coastal paths. and offering great access to local amenities.

FRONT

Spacious driveway for multiple vehicles. Raised flowerbeds with mature shrubbery. Side access to the rear. Wooden door to storage area. Double glazed door to entrance porch.

ENTRANCE PORCH

Exposed brick walls. Wood flooring. Traditional front door opening to hallway.

TENURE: LEASEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1860 SQFT APPROX

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALLWAY

Wooden parquet flooring. Radiator. Papered ceiling with coving and papered walls with part wood panelling. Radiator. Understairs storage. Carpeted stairs rising to the first floor. Doors to living room, sitting room, kitchen and w.c/cloakroom.

W/C CLOAKROOM

Close coupled toilet and vanity wash hand basin with storage under. Tiled flooring. UPVC double glazed window to the front elevation. Papered ceiling papered walls with part ceramic tiles.

LIVING ROOM

19' 10" x 11' 10" (6.07m x 3.61m)
Double glazed window to the front, Double glazed window to the side and double glazed door providing access to the rear garden. Marble surround chimney breast. Wooden parquet flooring. Wooden double doors opening to the sitting room.

DINING ROOM

15' 1" x 11' 11" (4.6m x 3.63m)
Double glazed bay window to the rear. Radiator. Serving hatch to the kitchen. Parquet flooring.

KITCHEN/ BREAKFAST ROOM

20' 1" x 12' 1" (6.12m x 3.68m)
Kitchen to comprise base and wall units with work surfaces over. Fitted electric oven, electric hob and extractor fan over. One and a half sink with mixer taps over. Recess and plumbing for appliance. Wall mounted boiler. Vinyl flooring. Double glazed window to front and rear. Door to storage area.

STORAGE AREA

21' 0" x 3' 8" (6.4m x 1.12m)
Marley floor tiled and exposed brick walls. Door leading to the front aspect. Double glazed door to the rear garden. Sliding wooden door to the hobby room.



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HOBBY ROOM

Marley floor tiled and exposed brick walls. Double glazed window to the front and double glazed sliding patio door to the rear garden. Radiators.

FIRST FLOOR LANDING

Carpeted stairs rising to the first floor. Radiator. Double glazed windows. Doors to bedrooms and family shower room. Airing cupboard housing hot water tank.

BEDROOM ONE

14' 9" x 12' 1" (4.5m x 3.68m)

Double glazed bay windows to the rear with distant sea views across the Bristol Channel and beyond. Fitted wardrobes. Fitted carpet.

BEDROOM TWO

11' 11" x 11' 7" (3.63m x 3.53m)

Double glazed windows to the rear offering distant sea views over the Bristol Channel and beyond. Fitted carpet. Fitted wardrobes.

BEDROOM THREE

12' 1" x 11' 8" (3.68m x 3.56m)

Double glazed windows to the rear with distant sea views across the Bristol channel and beyond. Fitted wardrobes. Fitted carpet. Fitted wardrobes.

BEDROOM FOUR

15' 6" x 8' 0" (4.72m x 2.44m)

Double glazed window to the front. Fitted carpet.

FAMILY SHOWER ROOM

Double glazed window to the front. Double shower cubicle with electric shower over. Bidet. Close coupled toilet. pedestal wash hand basin. Shaver point. Radiator. Vinyl flooring.

OUTSIDE

To the rear: A fully enclosed and private rear garden with brick built walls surrounding. Laid to lawn, paved patio areas and established shrubbery.

NOTES

The property is Leasehold with over 800 years left on the lease. There is an option to purchase the Freehold as part of the negotiation.

Please note that the integrated appliances have not been tested for use.



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GROUND FLOOR
1085 sq.ft. (100.8 sq.m.) approx.



FIRST FLOOR
775 sq.ft. (72.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

here, measurements taken for any error, red as such by any ted and no guarantee

BARRY 01446 744750

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