





72 Tynewydd Road

Barry, Barry

A FANTASTIC example of a FULLY REFURBISHED period property which has been stripped back to brick and has new roof, windows / doors, boiler, electrics, kitchen bathroom, walls, floors and decor throughout. With NO ONWARD CHAIN accommodation comprises entrance hall with striking period tile floor, WC, lounge with bay front window and feature recess fire place, stunning modern kitchen with breakfast bar and large doors onto the rear garden plus dining / breakfast area. The first floor has three bedrooms and a modern bathroom with shower over bath. The rear garden is level and has established plants, decking with Channel views, lawn and seating areas. Situated on a hill offering Channel views and within walking distance to the town centre, rail station and on a bus route. This beautiful property is also within catchment area of the following schools: St Helen's, All saints, Sant Curig & Jenner Park plus the comprehensive schools of St Richard Gwyn, Bro Morgannwg and Pencoedtre High.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- BEAUTIFULLY REFURBISHED PERIOD PROPERTY
- SUPERB KITCHEN BREAKFAST ROOM
- THREE BEDROOMS
- LARGE GARDEN
- EPC C70





Entrance Hall

A welcoming hall with striking period tile flooring and carpeted stairs to the first floor. Under stair cupboard. Radiator. Internal doors to store cupboard (also houses the new boiler which is HIVE controlled), WC, lounge and kitchen breakfast room.

WC

White WC with button flush and wash basin with vanity unit under. Tiled floor and upright column radiator.

Kitchen

13' 11" x 12' 6" (4.23m x 3.80m)

A fabulous modern kitchen with complementing two tone units (soft close) and work surfaces over plus matching central island with breakfast bar area and pendant lights over. Integrated induction hob, oven and extraction. Space for appliances. Upright column radiator and parquet floor. Large sliding doors to the rear garden which has Channel views. Open to dining area.

Dining Area

7' 4" x 6' 2" (2.24m x 1.89m)

Continuation of the floor and with a further radiator, window to rear and extra sockets, ideal for wall mounting a TV.

Lounge

12' 6" x 11' 11" (3.80m x 3.64m)

A beautiful reception room with deep bay window and parquet floor. Feature fire recess and radiator.

Landing

Carpeted landing with side aspect window. Loft hatch with pull down ladder and insulated. Doors to three bedrooms and bathroom.

Bathroom

7' 3" x 6' 10" (2.22m x 2.09m)

A superb bathroom suite comprising bath with thermostatic shower over - rainfall style head and separate rinser - glass door, WC with button flush and wash basin with vanity drawers under. Tiled walls and





A superb bathroom suite comprising bath with thermostatic shower over - rainfall style head and separate rinser - glass door, WC with button flush and wash basin with vanity drawers under. Tiled walls and matching tiled floor. Opaque window to rear. Shaver point, extractor and inset ceiling lights. Upright column radiator.

Bedroom One

14' 0" x 11' 2" (4.27m x 3.40m)

Carpeted double bedroom with front aspect bay window (some Channel views) and radiator.

Bedroom Two

11' 9" x 11' 7" (3.58m x 3.53m)

Carpeted double bedroom with rear aspect window and radiator.

Bedroom Three

8' 4" x 7' 3" (2.55m x 2.22m)

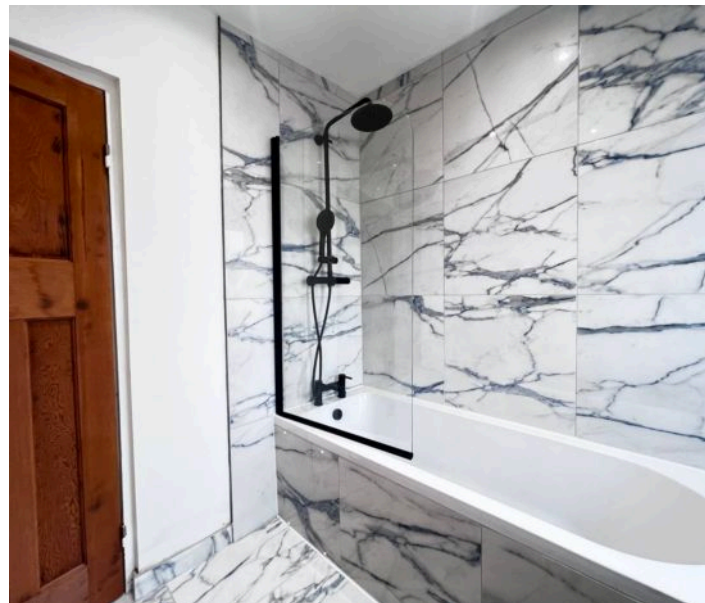
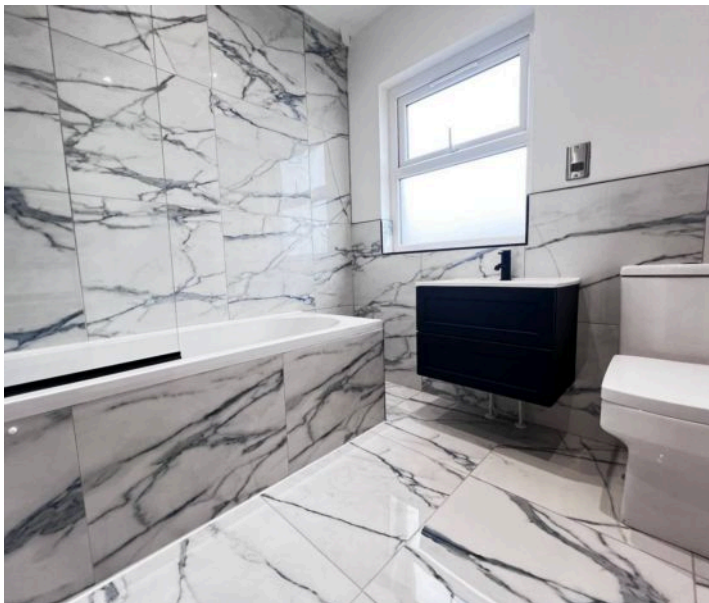
Carpeted bedroom with front aspect window and radiator.

Rear Garden

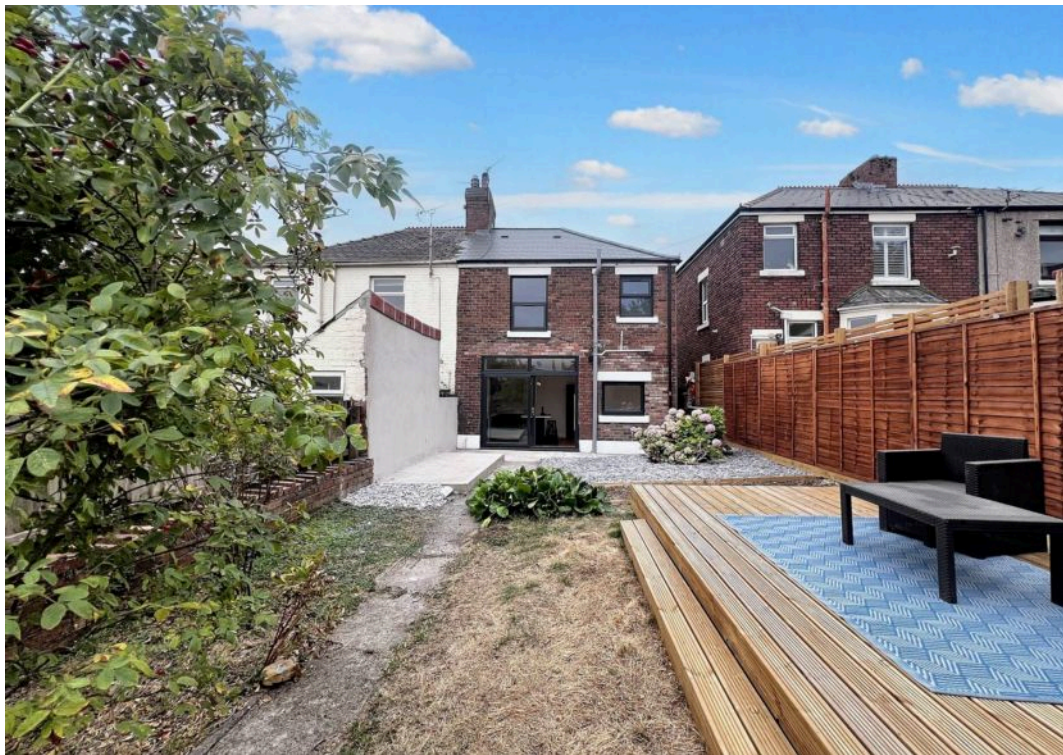
A large and level, enclosed rear garden with Channel views. Decking, seating areas, tap and established shrubs and plants. New fencing around.

Lease Details

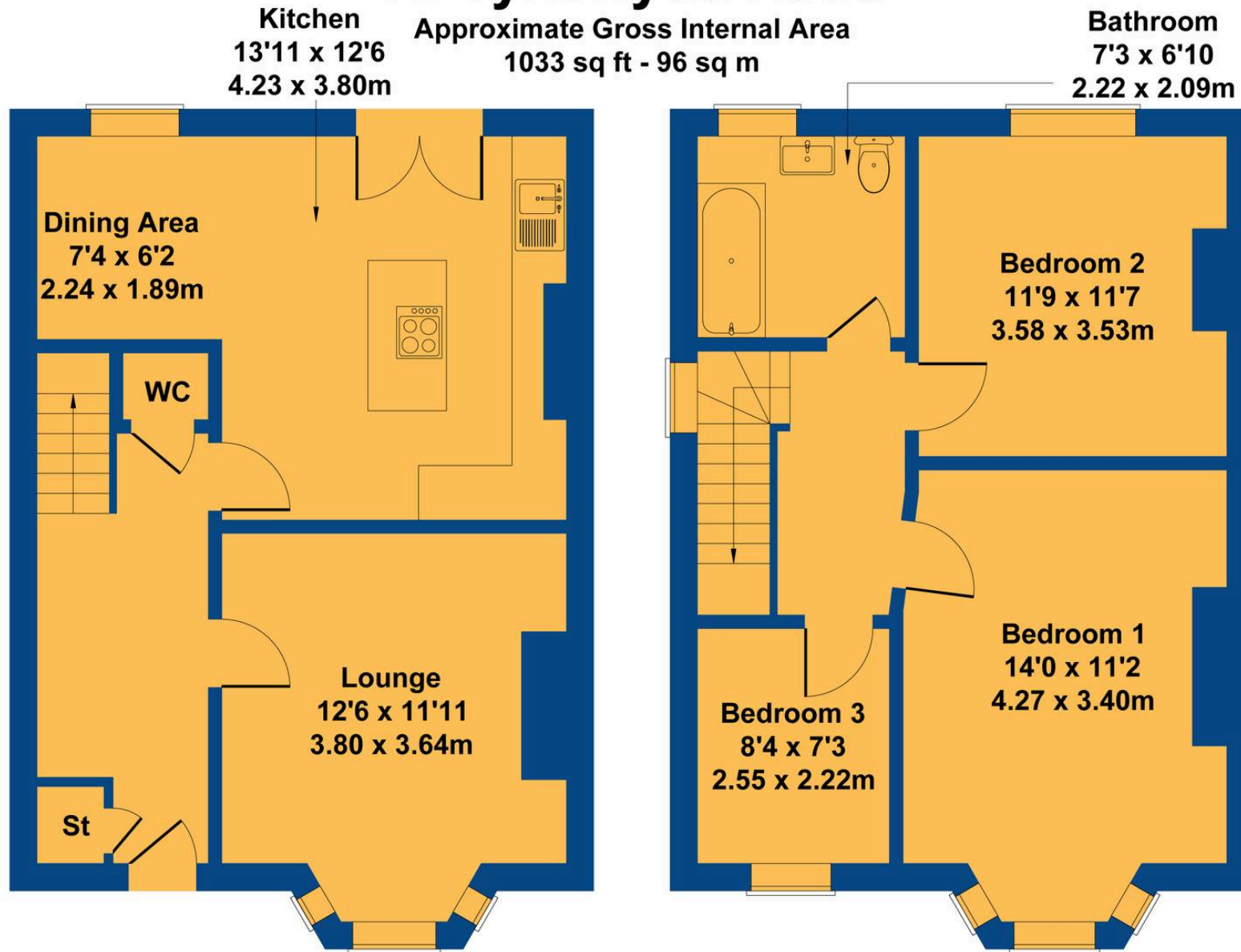
Approx 950 years remaining. Zero ground rent or service charges.







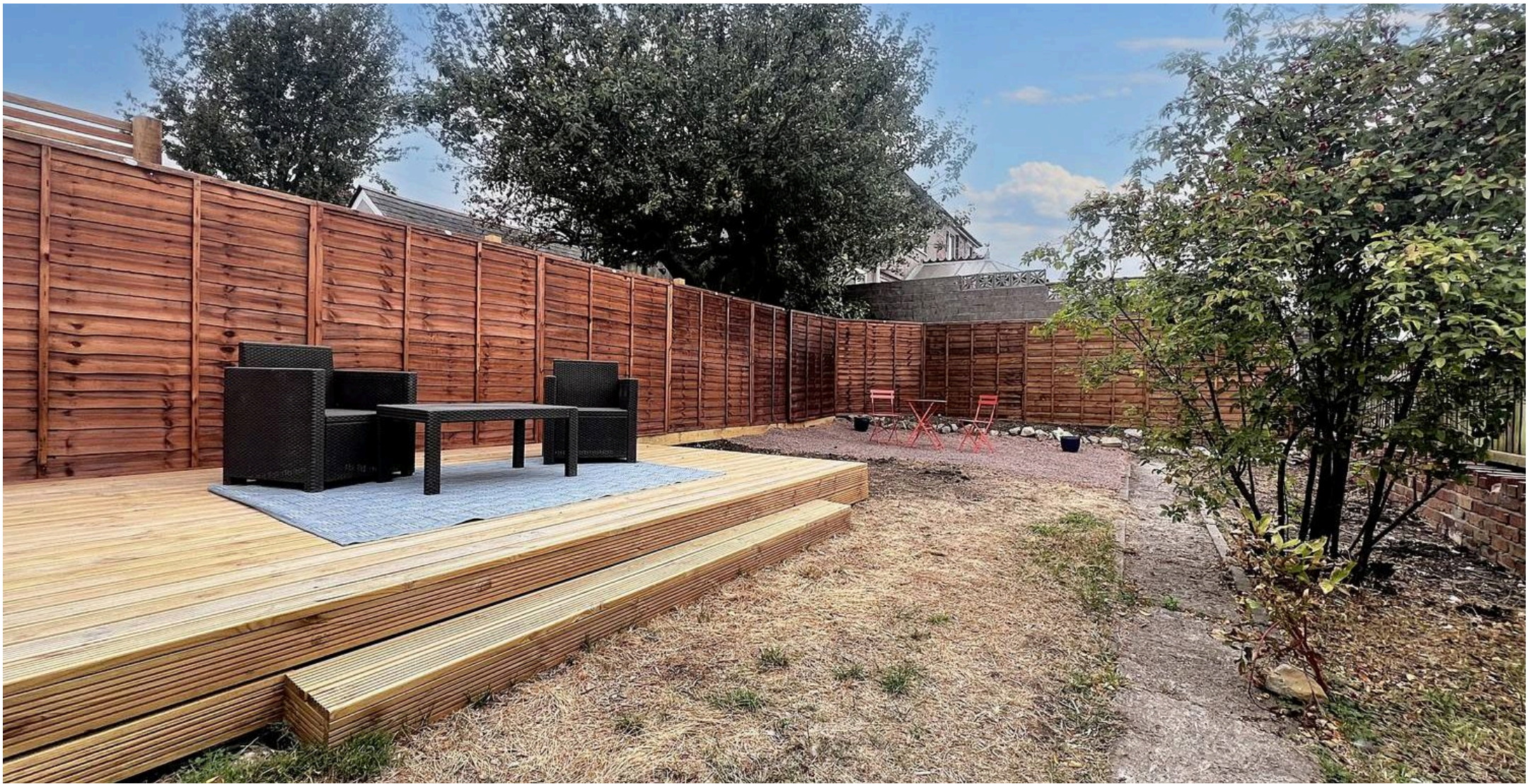
72 Tynewydd Road



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street – CF62 7EA

01446 700007

barry@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION – whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.