



18 Trem Y Don  
Barry, Vale of Glamorgan, CF62 6QL

Watts  
& Morgan



# 18 Trem Y Don

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**£475,000 Freehold**

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A well presented and extended three bedroom family home situated in the garden suburb of the West end of Barry. Conveniently located to Porthkerry Park, Barry Island, The Knap, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance porch, downstairs cloakroom, open plan kitchen/dining/living room, utility room and sitting room. First floor landing, three double bedrooms and family bathroom. Externally the property benefits from a block paved driveway providing off-road parking for several vehicles and a private and enclosed rear garden. Being sold with no onward chain. EPC rating 'E'.

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## Directions

Cardiff City Centre – 9.6 miles

M4 Motorway – 9.6 miles

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## Summary of Accommodation

### GROUND FLOOR

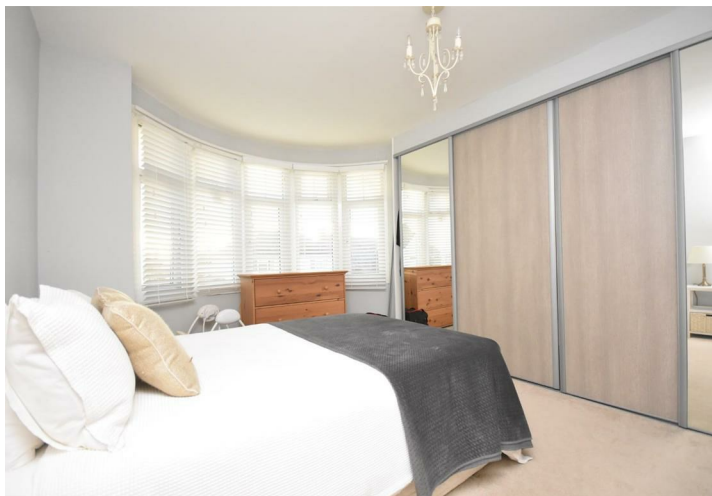
Entered via a partially glazed wooden door into a porch enjoying wood effect tile flooring, a recessed under-stair storage cupboard and recessed ceiling spotlight.

The open plan kitchen/dining/living room is the focal point of the home and benefits from continuation of wood effect tile flooring with under-floor heating, recessed ceiling spotlights, a uPVC double glazed window to the front elevation, two uPVC double glazed feature windows to the side elevation and a set of uPVC double glazed French doors with glazed side panels providing access to the rear garden. The kitchen has been fitted with a range of tower and base units with granite work surfaces. Integral appliances to remain include; an 'Electrolux' electric oven, an 'Electrolux' combination microwave/grill, an 'AEG' 4-ring induction hob with an extractor fan over, a 'Beko' dishwasher and an 'Amica' wine cooler. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from matching granite upstands and a feature island unit housing the undermounted bowl and a half stainless steel sink with a mixer tap over and a breakfast bar overhang.

The utility room has been fitted with a wall unit and a roll top laminate work surface. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of wood effect tile flooring, recessed ceiling spotlights and a wall mounted 'Ideal' combi boiler.

The sitting room enjoys carpeted flooring with under-floor heating, a central ceiling light point and a uPVC double glazed bay window to the front elevation.

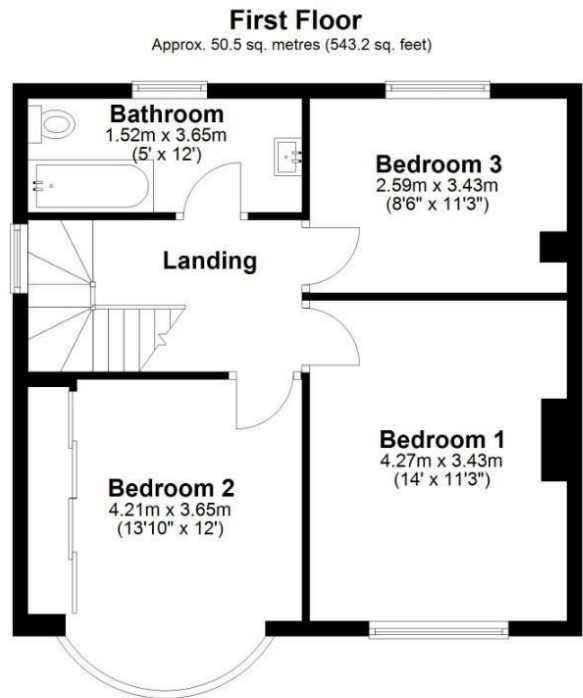
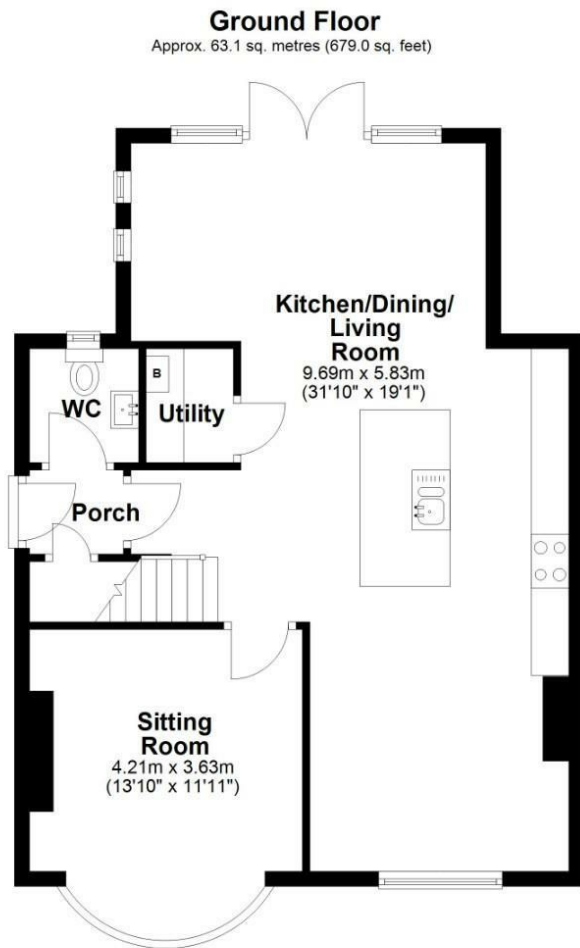
The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a pedestal wash-hand basin and a WC. The cloakroom further benefits from tiled flooring with under-floor heating, partially tiled walls, recessed ceiling spotlights and an obscure uPVC double glazed window to the rear elevation.



### FIRST FLOOR

The first floor landing enjoys carpeted flooring, a loft hatch with an in-built ladder providing access to the loft space and an obscure uPVC double glazed window to the side elevation. Bedroom one is a spacious double bedroom and benefits from carpeted flooring and a uPVC double glazed window to the front elevation.

Bedroom two is another spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobe with sliding doors and a uPVC double glazed bay window to the front elevation. Bedroom three is a double bedroom benefiting from carpeted flooring and a uPVC double glazed window to the rear elevation.



Total area: approx. 113.5 sq. metres (1222.2 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

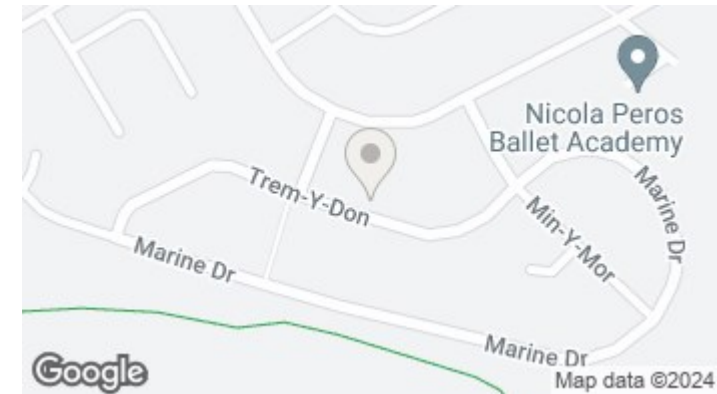
The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic rainfall shower over and a hand-held shower attachment, a floating wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, tiled walls, an extractor fan, recessed ceiling spotlights and an obscure uPVC double glazed window to the rear elevation.

### GARDENS AND GROUNDS

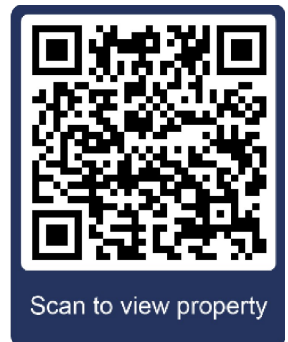
18 Trem Y Don is approached off the road onto a block paved driveway providing off-road parking for several vehicles. The front garden is predominantly laid with chippings with a variety of mature shrub and borders. The private and enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. A gravel area provides ample space for outdoor entertaining and dining.

### ADDITIONAL INFORMATION

All mains services connected. Freehold.  
Council tax band 'E'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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