



Tynewydd Road, offers in excess of £365,000

- Four bedrooms, two bathrooms, three reception areas
- South-facing rear garden with sea views - Potential to Loft convert *stpp*
- Solar panels with battery storage (installed March 2023)
- Council Tax Band E - Rear lane access with potential for off-road parking
- Newly fitted UPVC sash windows with



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About the property

Four bedrooms, two bathrooms, three reception areas. South-facing rear garden with sea views. Potential to Loft convert *stpp*. Solar panels with battery storage (installed March 23). Rear lane access with potential for off-road parking. "

Newly fitted UPVC sash windows with electric blinds (24).

Accommodation

Entrance Porch / Cloakroom

Living Room 14' 8" max x 12' 8" max (4.47m max x 3.86m max) Log burners with oak mantels to remain, newly installed UPVC sash windows, and Day and Night electric blinds for effortless light control and privacy.

Dining Room 12' 7" max x 10' 11" max (3.84m max x 3.33m max) Log burners with oak mantels to remain, newly installed UPVC sash windows, and Day and Night electric blinds for effortless light control and privacy.

Kitchen 12' 11" max x 12' 2" max (3.94m max x 3.71m max) Fitted with marble-look tiles, induction hob, Neff oven, and a 4-in-1 Hot tap providing boiling, filtered, and standard water

Utility 9' 8" x 3' (2.95m x 0.91m) Plumbing for utilities.

Reception Room/ Sun Room 15' 7" max x 14' 3" (4.75m max x 4.34m) Newly fitted Bi-fold doors (July 2024) open to the garden, fitted with electric blinds and wood-effect flooring.



Bedroom 1 17' 3" max x 14' 3" (5.26m max x 4.34m)
Sea views to the rear, fitted air conditioning unit, fitted carpet, power points, radiator.

Bedroom 2 12' 7" max x 10' 11" (3.84m max x 3.33m)
Spacious double with new carpet, power points, radiator and neutral décor.

Bedroom 3 14' x 12' 10" (4.27m x 3.91m) Sea views, newly fitted Wrens wardrobes (March 2025), air conditioning, and Hillary's Roman electric blackout blinds.

Bedroom 4 7' 7" x 4' 4" (2.31m x 1.32m) Currently partitioned as a WC and Dressing room but can ideally transition into a study or nursery, with new carpet.

Bathroom Twin glass aquamarine glass bowl sinks with waterfall taps, Mira waterfall shower unit with composite panelling and non-slip tiled floor, and waterproof laminate flooring throughout.

To The Front Resin-paved front garden with composite entrance door. Lane access via Pardoe Crescent and Somerset Road. Ample on road parking. Potential to create

parking to the rear. CCTV to front, rear and side aspects of house.

To The Rear Rear Garden including 4.3m x 4.3m timber gazebo, large patio, composite decking, artificial grass, and three sheds. Dutch barn with power, plus two outdoor sockets. Rear hardstand area can be reinstated for off-road parking, currently covered with artificial grass. Lane access via Pardoe Crescent and Somerset Road. Ample on road parking. CCTV to front, rear and side aspects of house.

Outbuildings Garden Room to remain with power. Three other sheds to remain.

Energy & Comfort Gas central heating (Ideal Logic combi boiler installed March 2023). Solar PV system with battery storage (March 2023). Air conditioning units in Bedrooms 1 and 3 (March 2025). Double glazing throughout. USB A & C sockets.

Location Situated minutes from Barry town centre, with easy access to shops, public transport, and healthcare. Enjoy panoramic views and a vibrant community.

01446 733224

barry@peteralan.co.uk

Floorplan



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