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22 Trem Y Don, Barry CF62 6QL £385,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING

A much loved family home, placed in the ever popular Garden Suburb of Barry, this much-loved bay fronted traditional semi-detached property at Trem Y Don is being sold with no forward chain and viewing is essential to appreciate. Positioned within easy access to purpose built paths leading directly onto Marine Drive, leading to the Knap and Porthceri Country Park. A regular bus route in close proximity that allows easy access around the Barry area.

Briefly comprising, entrance hallway, cloakroom/WC, a study, lounge, a dining room, fitted kitchen and a conservatory overlooking the rear garden. Original parquet block flooring. Upstairs, three double bedrooms and a family bathroom with a separate w.c. cloakroom. To the front, a driveway that leads to a detached garage and side access. The level rear garden, complete with a patio area and laid to lawn planted with mature shrubs and trees.

With the potential to extend, subject to planning consent, this property offers endless possibilities to create your dream home in one of the most sought after locations in Barry.



FRONT

Driveway for multiple vehicles, side access to rear of the property.

Entrance Hallway

Wooden door, power points, radiator, stairs rising to first floor, doors leading to Lounge, Dining Room, Kitchen, Cloakroom, Study and Store Cupboard.

W.C. Cloakroom

W.C., wash hand basin, tiled to splash back areas, radiator, upvc window overlooking rear

Study

5'8" x 4'5" (1.73 x 1.35)

Power points, upvc window overlooking rear aspect.

Lounge

14'9" x 11'3" (4.50 x 3.45)

Original block flooring, T.V. point, power points, feature fire place, radiator, upvc bay window overlooking front aspect.

Dining Room

11'8" x 11'1" (3.58 x 3.38)

Original parquet block flooring, T.V. point, power points, feature fire place, radiator, upvc bay window overlooking front aspect.

Kitchen

11'3" x 8'0" (3.43 x 2.44)

Matching wall and base units with work tops over, inset sink, drainer and mixer tap, space for utilities, upvc window overlooking rear aspect.

Conservatory

10'0" x 8'11" (3.05 x 2.74)

UPVC windows to the rear and side and polycarbonate roofing, French door leading to rear garden.

Landing

Power points, loft hatch, window to side aspect.

Bedroom One

14'9" x 9'3" (4.50 x 2.84)

Fitted wardrobes, original wooden floorboards, power points, radiator, upvc window overlooking front aspect.

Bedroom Two

11'8" x 10'11" (3.58 x 3.35)

Original wooden floorboards, power points, radiator, upvc bay window overlooking front aspect.

Bedroom Three

11'3" x 8'2" (3.45 x 2.51)

Original wooden floorboards, power points, radiator, upvc window overlooking rear aspect

Family Bathroom

Wash hand basin, bath with shower attachment, tiled to splash back areas, radiator, obscure upvc window overlooking rear aspect.

W/C Cloakroom

W.C., upvc obscure window to rear.

REAR

Garage - with side access. Level enclosed garden, laid to lawn, patio, area planted with shrubs and mature trees.

COUNCIL TAX

Council tax band G.

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE

We have been advised that the property is FREEHOLD. You are advised to check these details with your solicitor as part of the conveyancing process.

