



19 Trem Y Don, Barry CF62 6QJ

£615,000 Leasehold

4 BEDS | 2 BATH | 3 RECEPT | EPC RATING C

This charming property at Trem Y Don is a lovely family home. This delightful detached house boasts 3 reception rooms and 4 bedrooms, offering ample space for a growing family.

Outside, the property features parking for many vehicles on a concrete embossed driveway, along with a beautifully landscaped rear garden complete with a patio area and lush greenery. The property's proximity to purpose-built paths leading to Marine Drive, the Knap, and Porthceri Country Park ensures easy access to scenic walks and outdoor activities.

Although some updating is required, this much-loved family home retains its original charm and character, making it a truly special find. With no forward chain, now is the perfect time to make this property your own.

Briefly comprising, entrance hallway leading to a spacious lounge leading to the garden, a convenient home office (converted garage) and a dining room adorned with original parquet flooring. A spacious fitted kitchen and breakfast area overlooking the front elevation.

To the first floor, four well-appointed bedrooms, with some offering stunning sea views across the Bristol Channel. The family shower room and separate cloakroom add to the convenience of this lovely home.

Viewing is highly recommended and NO CHAIN.

Agents note: A leasehold property with 999 years from 1st May 1914. 889 years remaining. and £7.50 p a ground rent approx.



FRONT

Embossed concrete driveway. Planted established shrubbery. Side access to rear. UPVC double glazed front door leading through to the entrance hallway. A further UPVC double glazed door leading to the side access to kitchen.

Entrance Hallway

7'05 x 16'08 (2.26m x 5.08m)

Papered ceiling. Papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed front door with obscured glass. UPVC double glazed window with obscured glass to the front elevation. Fitted carpet staircase rising to the first floor. Wooden doors leading through to the living room, dining room and kitchen / breakfast. A further wooden door leading to the W.C. Cloakroom. Access to under stairs storage.

Living Room

10'05 x 11'10 x 15.06 x 26'03 (3.18m x 3.61m x 4.57m.1.83m x 8.00m)

A spacious living room providing ample room for furniture. Papered ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiators. UPVC double glazed patio doors to the rear and side with access directly to garden. Wooden door leading through to home office. A further wooden door leading through to the entrance hallway. Fire with original stone fireplace surround and hearth.

Study / Office

7'09 x 18'05 (2.36m x 5.61m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading through to the living room.

Dining Room

11'11 x 13'11 (3.63m x 4.24m)

Papered ceiling with coving, papered walls with original plate racks. Original wood parquet flooring. Wall mounted radiator. UPVC double glazed window to the rear overlooking garden. Wooden door leading through to the entrance hallway.

Kitchen / Breakfast

17'00 x 17'03 (5.18m x 5.26m)

Papered ceiling with coving. Porcelain tiled walls - part papered. Ceramic tiled flooring - part vinyl. Wall mounted radiator. UPVC double glazed windows to the front elevation. Kitchen / Breakfast area comprising of wall and base units. Wood laminate worktop. Integrated induction hob. Integrated double oven. Integrated cooker hood. Integrated microwave. Wooden door leading through to a utility area. A further wooden door leading to a pantry which houses wall mounted combination boiler. Wooden door with glass inserts leading through to a inner hallway with access to front.

Utility Room

4'00 x 4'03 (1.22m x 1.30m)

Smoothly plastered ceiling. Brick walls. Vinyl flooring. Space for washing machine, space for fridge / freezer. Wooden door leading to kitchen / breakfast.

Pantry

3'08 x 4'08 (1.12m x 1.42m)

Smoothly plastered ceiling. Smoothly plastered walls. Continuation of vinyl flooring. UPVC double glazed window to the front elevation. Wall mounted combination boiler. Wooden door leading through to kitchen / breakfast area.

W.C Cloakroom

3'02 x 7'11 (0.97m x 2.41m)

Smoothly plastered ceiling, smoothly plastered walls. Porcelain tiled walls. UPVC double glazed window with obscured glass to the front elevation. Close coupled cistern toilet. Wooden door leading through to the entrance hallway.

Side Entrance

2'11 x 8'03 (0.89m x 2.51m)

Smoothly plastered ceiling. Smoothly plastered walls. Continuation of ceramic tiled flooring. UPVC double glazed half windows to the side and rear elevation. UPVC double glazed door with obscured glass leading to the front drive. Wooden door with glass inserts leading through to the kitchen / breakfast.

FIRST FLOOR

First Floor Landing

6'10 x 11'03 (2.08m x 3.43m)

Papered ceiling with loft access, papered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wooden doors leading to bedrooms one, two, three and bedroom four. Further wooden doors leading to shower room and separate W.C. Access to airing cupboard.

Bedroom One

11'11 x 15'08 (3.63m x 4.78m)

Papered ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the rear elevation with far-reaching channel views and views over the garden. Access to loft storage. Through opening to a dressing area and en-suite. Wooden door leading through to the first floor landing.

Dressing Room

8'03 x 8'06 (2.51m x 2.59m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to rear elevation. Through opening to the master bedroom. Through opening to the en-suite shower room. Built-in wardrobes.

En-Suite Shower Room

5'09 x 8'05 (1.75m x 2.57m)

Smoothly plastered ceiling with Velux window. Fitted carpet flooring. Wall mounted towel rail. Porcelain tiled walls. Vanity double wash hand basins. Close coupled toilet. Double walk-in shower with electric shower overhead. Through opening to dressing room.

Bedroom Two

11'10 x 13'10 (3.61m x 4.22m)

Papered ceiling. Papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the rear elevation with far-reaching channel views and views over the garden. Built-in wardrobes. Wooden door leading through to the first floor landing.

Bedroom Three

8'06 x 10'08 (2.59m x 3.25m)

Papered ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Built-in wardrobes. Wooden door leading through to the first floor landing.

Bedroom Four

8'02 x 10'09 (2.49m x 3.28m)

Papered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in wardrobes. Wooden door leading through to the first floor landing.

Shower Room

5'04 x 6'08 (1.63m x 2.03m)

Smoothly plastered ceiling, porcelain tiled walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Double walk-in shower with electric shower overhead. Pedestal wash hand basin. Wooden door leading through to the first floor landing.

W.C

2'10 x 5'01 (0.86m x 1.55m)

Smoothly plastered ceiling. Smoothly plastered walls with half porcelain tiles. UPVC double glazed window with obscured glass to the side. Close coupled toilet. Wooden door leading through to the first floor landing.

REAR

A beautifully maintained rear garden with side access to front. Paved pathways. Patio area providing ample room for garden furniture. Planted established shrubbery line the perimeter of the garden. Laid to Lawn. UPVC double glazed sliding patio doors lead into the spacious living room.

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.



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