



## 33 Trem Y Don, Barry CF62 6QJ

### £559,995 Freehold

4 BEDS | 1 BATH | 2 RECEPT | EPC RATING C

Nina Estate Agents and Lettings Ltd are delighted to present this beautifully presented extended family home located in the most sought-after Garden Suburb area of Barry with far reaching channel views. Boasting four spacious double bedrooms, this property offers ample room for a growing family. The house features impressive open plan living areas that are perfect for both relaxation and entertaining. The extended area provides additional reception and office space and is the location of bedroom four. This property enjoys a prime position near Marine Drive, offering panoramic sea views and convenient access to coastal walks right at its doorstep. With its stunning views overlooking the coast and Porthkerry Country Park, this family home boasts one of the most desirable locations in the area.

The property features a entrance hallway with Solid oak flooring, living room with a Jotul F 305 RB log burning stove, open plan kitchen / dining area, providing a spacious and inviting space for cooking, entertaining, and dining. Additionally, there is a separate spacious reception room and office space to the ground floor, Conservatory with a convenient w/c and utility area. Moving to the first floor, there are two double bedrooms available, two with sea views and a larger than average family bathroom. To the second floor a beautiful master bedroom again boasting uninterrupted coastal views. To the front, a block paved driveway with ample parking, planted established shrubbery and laid lawn. To the rear, a family friendly space, enclosed with a level lawn and raised composite decked area providing ample room for garden furniture.

Benefitting from gas central heating, underfloor heating and UPVC double glazing throughout.



## FRONT

Enclosed front garden, Planted established shrubbery, Laid to lawn. Block paved driveway providing parking for two vehicles. Block paved pathway leading to a composite front door. Partial Coastal views. Electric car charging station installed.

## Entrance Hallway

7'10 x 12'04 (2.39m x 3.76m)

Smoothly plastered ceiling, smoothly plastered walls. Solid oak wood flooring. Wall mounted radiator. UPVC double glazed front door with side windows with obscured glass. Fitted carpet staircase rising to the first floor. Through opening to living room. Under stairs storage.

## Living Room

11'10 x 14'10 (3.61m x 4.52m)

Smoothly plastered ceiling, smoothly plastered walls. Solid oak wood flooring. Ceramic decorative tiled feature wall with a Jotul F 305 RB Log burning stove. UPVC double glazed window to the front elevation. Through opening to kitchen dining area. Through opening to entrance hallway.

## Kitchen / Dining

10'05 x 23'08 (3.18m x 7.21m)

Smoothly plastered ceiling, smoothly plastered walls. Solid oak wood flooring. Vertical wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC double glazed French doors leading out to the rear garden. Wood framed glass insert door leading to conservatory. Wood bi-folding doors with glass insert leading through to the office and reception room. Fitted kitchen, comprising of wall and base units. Quartz worktops. Belfast sink. Space for range cooker Stainless steel cooker hood. Space for American fridge freezer. Integrated dishwasher.

## Conservatory

9'00 x 14'09 (2.74m x 4.50m)

UPVC double glazed ceiling, UPVC double glazed windows, to side and rear. UPVC double glazed sliding doors leading to the rear garden and decked terrace area. UPVC double glazed patio door leading to the rear. Solid Oak wooden flooring. Wood framed glass insert door leading to the kitchen / dining. Sliding wood framed door with obscured glass insert leading to W.C. Cloakroom. Base units. Wood laminate worktops Space for washing machine, space for tumble dryer.

## W.C Cloakroom

2'06 x 6'01 (0.76m x 1.85m)

Smoothly plastered walls. Quarry tiled flooring. UPVC double glazed window with obscured glass to the rear elevation. Vanity wash hand basin. Close coupled toilet. Wooden sliding door leading through to the conservatory.

## Office / Living

8'03 x 28'07 (2.51m x 8.71m)

Smoothly plastered ceiling with inset lights, Smoothly plastered walls. Limestone slab flooring with underfloor heating. UPVC double glazed window to the rear elevation. UPVC double glazed window and door with obscured glass to the front elevation and access to drive. Wooden bi-folding doors leading through to the living area and kitchen dining. Paddle staircase rising to bedroom four.

## Bedroom Four

8'02 x 27'03 (2.49m x 8.31m)

Smoothly plastered ceiling with Velux windows to the front and rear elevations. Smoothly plastered walls. Wood flooring. Glass balustrade staircase with wood paddle stairs descending to the ground floor. Central netted sitting area to the flooring.

## FIRST FLOOR

### First Floor Landing

8'08 x 12'06 (2.64m x 3.81m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. UPVC double glazed window to the front elevation. Wood panel doors leading to bedrooms one and two. A further wood panel sliding door leading to the family bathroom. Access to two storage cupboards. Enclosed staircase via a door rising to the second floor and the master bedroom.

## Bedroom Two

9'01 x 15'05 (2.77m x 4.70m)

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 first floor landing.

## Bedroom Three

9'07 x 10'10 (2.92m x 3.30m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to rear with far-reaching Channel views. Wood panel door leading through to the first floor landing.

## Family Bathroom

7'09 x 13'11 (2.36m x 4.24m)

Smoothly plastered ceiling with inset lights and vent extractor. Ceramic tiled walls and flooring with underfloor heating. Part decorative slate and wood effect tiles. UPVC double glazed windows with obscured glass to rear with far-reaching Channel views. Vanity wash hand basin. Double shower with thermostatically controlled shower overhead. Feature freestanding bath. Close coupled toilet. Wood panel sliding door to the first floor landing.

## SECOND FLOOR

### Bedroom One

9'09 x 21'05 (2.97m x 6.53m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the rear elevation with far-reaching Channel views. Access to eaves storage. Fitted carpet staircase rising from first floor.

## REAR

Enclosed rear garden, Planted established shrubbery. Laid to lawn. Composite decked terraced areas with inset lighting providing ample space for outdoor seating. Space for garden shed. UPVC double glazed patio doors leading to conservatory and kitchen / dining area. Side access to front.

## COUNCIL TAX

Council tax band F

## 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.

## PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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.



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