



9 Trem Y Don, Barry CF62 6QJ Chain Free £619,995 Leasehold

4 BEDS | 1 BATH | 3 RECEPT | EPC RATING D

Nina Estate Agents are delighted to present this exceptional family home located in the most sought-after Garden Suburb area of Barry. In need of refurbishment and with excellent potential throughout. Boasting spacious reception rooms, four bedrooms and private rear garden with potential to extend further subject to the usual planning consent. This property enjoys a prime position near Marine Drive, offering convenient access to coastal walks right at its doorstep, this family home boasts one of the most desirable locations in the area.

The property features a grand entrance hallway with access to a spacious living room, sitting room and kitchen/dining area. The ground floor also features a w.c/cloakroom and hobby room. To the first floor, four bedrooms and a family shower room. Outside, a driveway with mature shrubbery and space for multiple vehicles. To the rear, a private and fully enclosed garden with paved patio areas and laid to lawn with shrubbery surrounding. Space to further extend subject to the usual planning permission. No Chain.

AGENTS NOTE: Leasehold property with 800 years remaining, option to purchase freehold as part of the negotiation.



FRONT

Spacious driveway for multiple vehicles. Raised flowerbeds with mature shrubbery. Side access to the rear. Wooden door to storage area. UPVC double glazed door opening to entrance porch.

Entrance Porch

Exposed brick walls. Wooden flooring. Traditional front door opening to hallway.

Hallway

17'2 x 7'11 (5.23m x 2.41m)

Papered ceiling with coving, papered walls with part wood panelling. Wooden parquet flooring. Radiator. Doors to living room, sitting room, kitchen and w.c/cloakroom. Understairs storage. Fitted carpet stairs rising to the first floor.

W.C/Cloakroom

6'11 x 3'11 (2.11m x 1.19m)

Papered ceiling, papered walls with part ceramic tiles. Tiled flooring. UPVC double glazed window to the front elevation. Close coupled toilet. Vanity wash hand basin with storage under.

Living Room

19'11 x 11'10 (6.07m x 3.61m)

Papered ceiling with coving, papered walls, wooden parquet flooring. UPVC double glazed window to the front elevation. UPVC double glazed French doors opening to the rear garden. Marble surround to chimney breast. Wooden double doors opening to sitting room. Radiator.

Sitting Room

15'1 x 11'11 (4.60m x 3.63m)

Papered ceiling with coving. Papered walls. Parquet flooring. UPVC bay fronted window opening to the rear garden. Radiator. Serving hatch to the kitchen.

Kitchen/Dining Room

20'1 x 12'1 (6.12m x 3.68m)

Plastered ceiling with coving. Papered walls with part ceramic tiles. Vinyl flooring. UPVC double glazed window to the front and rear elevation. Kitchen comprises of wall mounted units, base units and work surfaces over. Fitted electric oven, electric hob and extractor fan over. One and half sink with mixer tap over. Plumbing for washing machine. Wall mounted boiler. Door to storage area.

Storage Area

21'0 x 3'8 (6.40m x 1.12m)

Exposed brick walls. Marley floor tiles. Door leading to the front aspect. UPVC double glazed door to the rear garden. Sliding wooden door to hobby room.

Hobby Room

30'0 x 11'11 (9.14m x 3.63m)

Plastered ceiling, exposed brick walls. Marley tiled flooring. UPVC double glazed window to the front elevation. UPVC double glazed sliding patio door to the rear garden. Radiators.

FIRST FLOOR

Landing

Papered ceiling with coving. Papered walls with part wood cladding. Fitted carpet flooring. Radiators. UPVC double glazed windows. Radiator. Doors to bedrooms and family bathroom. Airing cupboard housing a hot water tank.

Bedroom One

14'9 x 12'1 (4.50m x 3.68m)

Papered ceiling with coving. Papered walls. Fitted carpet flooring. UPVC double glazed bay windows to the rear with distant sea views across the Bristol channel and beyond. Fitted wardrobes. Radiator.

Bedroom Two

11'11 x 11'7 (3.63m x 3.53m)

Papered ceiling with coving. Papered walls. Fitted carpet flooring. UPVC double glazed windows to the rear with distant sea views across the Bristol channel and beyond. Fitted wardrobe. Radiator.

Bedroom Three

12'2 x 11'8 (3.71m x 3.56m)

Papered ceiling with coving. Papered walls. Fitted carpet flooring. UPVC double glazed windows to the rear with distant sea views across the Bristol channel and beyond. Radiator.

Bedroom Four

15'6 x 8'0 (4.72m x 2.44m)

Papered ceiling with coving. Papered walls. Fitted carpet flooring. UPVC double glazed windows to the front. Radiator.

Family Shower Room

7'9 x 7'2 (2.36m x 2.18m)

Timber to ceiling. Tiled walls. Vinyl flooring. UPVC double glazed windows to the front. Double shower cubicle with electric shower over. Bidet. Close coupled toilet. Pedestal wash hand basin. Shaver points. Radiator.

REAR GARDEN

A fully enclosed and private rear garden with brick built walls surrounding. Laid to lawn, paved patio areas and established shrubbery.

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

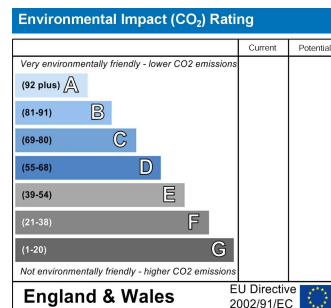
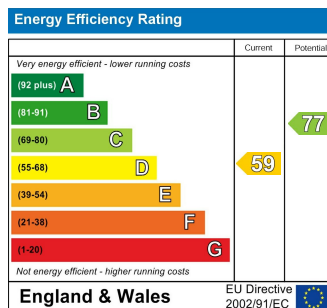
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE

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

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.



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