



27 Trem Y Don, Barry CF62 6QJ £690,000 Freehold

4 BEDS | 2 BATH | 3 RECEPT | EPC RATING

Nestled in the coastal location of Trem Y Don, Barry, this impressive detached house offers a perfect blend of space and comfort, making it an ideal family home. With four generously sized bedrooms, there is ample room for everyone to enjoy their own private space. The property boasts three well-appointed reception rooms, providing versatile areas for relaxation, entertainment, or even a home office.

The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. The layout of the home is designed to maximise both functionality and comfort, making it a delightful place to live.

For those with vehicles, the property includes parking for up to three cars, a valuable feature in this sought-after location. Trem Y Don is known for its friendly community atmosphere and convenient access to local amenities, schools, public beaches and parks, making it an excellent choice for families and professionals alike.

This detached house is not just a property; it is a place where memories can be made and cherished for years to come. If you are seeking a spacious and welcoming home in Barry, this residence is certainly worth considering.



FRONT

Paved driveway for multiple vehicles. Front garden with stone chippings and mature shrubbery. Access to storm porch via a UPVC double glazed front door.

Entrance Porch

UPVC double glazed door and windows, plastered ceiling, tile flooring and a traditional wooden door with obscured glass opening to the entrance hallway.

Hallway

14'10 x 6'10 (4.52m x 2.08m)

Papered ceiling and paper walls with traditional picture rails. Original parquet flooring, fitted carpet stairs rising to the first floor. Wooden oak doors opening to the living room, study and dining room, further door opening to the WC cloakroom. Wall mounted radiator.

Living Room

20'1 x 12'11 (6.12m x 3.94m)

Papered ceiling with coving, papered walls, original parquet flooring, UPVC double glazed window to the front and side elevations. Traditional doors opening to sunroom. Fireplace with inset wood burning stove and tile surrounds. Wall mounted radiator.

Sun Room

7'7 x 7'2 (2.31m x 2.18m)

Polycarbonate roof, UPVC double glazed windows surrounding, tiled flooring. French doors opening to the rear garden.

W.C./Cloakroom

6'7 x 4'5 (2.01m x 1.35m)

Papered ceiling and walls with traditional timber cladding surrounding. Tiled flooring. Storage cupboard. Close coupled toilet, pedestal wash basin with twin taps. UPVC double glazed obscured glass window overlooking the rear elevation.

Dining Room

15'7 x 11'11 (4.75m x 3.63m)

Papered ceiling and walls with traditional picture rails, original parquet wood flooring. UPVC double glazed bay window overlooking the rear elevation. Wall mounted radiator. Stone and tiled open fireplace, wooden oak door opening to the kitchen breakfast room.

Kitchen/Breakfast Room

16'3 x 10'7 (4.95m x 3.23m)

Plastered ceiling with coving, plastered walls, tiled flooring. UPVC double glazed window to the side elevation. French doors opening to the rear garden. Wall mounted radiator. Space for dining.

Kitchen comprises of eyelevel units, base units, work surfaces over, ceramic splashback metros tiles, integrated 70/30 fridge freezer, integrated dishwasher, space for electric and gas cooker. Wall mounted above is an extractor fan. Ceramic 1 1/2 sink with traditional mixer tap. Wooden oak door opening to laundry utility room

Laundry Room

10'7 x 5'2 (3.23m x 1.57m)

Plastered ceiling with coving, plastered walls, continuation of tiled flooring. UPVC double glazed window overlooking the front aspect. Radiator. Utility area comprises of eyelevel units, base units, larder cupboard. Stainless steel sink with draining board, mixer tap over. Plumbing for washing machine. Space for tumble dryer and undercounter freezer. Extractor Fan.

Study

12'1 x 8'8 (3.68m x 2.64m)

Papered ceiling with coving, plastered walls, fitted carpet flooring, fitted storage cupboard housing a combination wall mounted boiler. UPVC double glazed window to the front aspect. Fitted shelving units and desk. Wall mounted radiator.

FIRST FLOOR

Landing

Papered ceiling with coving, papered walls, fitted carpet flooring. UPVC double glazed window to the rear garden with sea views across the Bristol channel and beyond. Doors to bedrooms and family bathroom.

Bedroom Four

12'11 x 8'7 (3.94m x 2.62m)

Papered ceiling with coving, papered walls, fitted carpet flooring, radiator. UPVC double glazed window overlooking the rear with sea views across the Bristol Channel and beyond.

Bedroom Three

13'4 x 9'7 (4.06m x 2.92m)

Papered ceiling with coving, papered walls, fitted carpet flooring, UPVC double glazed window overlooking the front garden and front elevation. Wall mounted radiator.

Bedroom Two

12'5 x 11'11 (3.78m x 3.63m)

Papered ceiling with coving, papered walls, fitted carpet flooring, UPVC double glazed bay windows overlooking the rear elevation with sea views across the Bristol Channel and beyond. Wall mounted radiator.

Family Bathroom

6'10 x 6'0 (2.08m x 1.83m)

Plastered ceiling with coving, plastered walls and traditional Metro style tiles, vinyl flooring, close coupled toilet, bath with Victorian style mixer tap. Shower attachment over. Pedestal wash hand basin twin taps over. Vertical towel rail heater. UPVC double glazed window obscured glass overlooking the front elevation.

Dressing Room

12'2 x 11'11 (3.71m x 3.63m)

Previously bedroom five, now converted to a dressing room. Papered ceiling with coving, plastered walls, fitted carpet flooring, fitted wardrobes, feature papered wall. UPVC double glazed window overlooking the front garden and front elevation. Radiator. Door opening to the master suite.

Master Suite

13'0 x 10'7 (3.96m x 3.23m)

Plastered ceiling with coving, plastered and wallpapered walls, fitted carpet flooring. UPVC double glazed window overlooking the rear elevation with sea views across the Bristol Channel and beyond. Radiator. Door opening to ensuite bathroom.

En-Suite

10'10 x 5'10 (3.30m x 1.78m)

Plastered ceiling with coving, plastered walls with traditional metro ceramic tiles, vinyl flooring, freestanding bath with decorative cast iron legs. Victorian style mixer tap and shower attachment over. Wall mounted towel rail heater. Victorian pedestal wash basin with twin taps, close coupled toilet, shower cubicle with sliding glass shower screen and mains operating shower over. Extractor fan.

REAR GARDEN

A spacious rear garden comprising of paved patio areas, laid to lawn with mature shrubbery adding privacy. Side access leading to the front aspect. Outside lighting and tap.

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.

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