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Trem Y Don, Barry

£550,000

 **peter
alan**

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About the property

GARDEN SUBURBS - DETACHED FAMILY HOME - DEVELOPMENT OPPORTUNITY - IN NEED OF MODERNISATION.

Situated in the highly sought-after Garden Suburbs area, this extended four-bedroom detached family home offers an excellent opportunity for buyers looking to create their ideal family residence. Requiring modernisation throughout and offered for sale with no onward chain, potential to create multi-generational living.

The accommodation briefly comprises an entrance hallway, spacious sitting room, lounge, kitchen/dining room, additional reception room (formerly the garage and now converted), and a ground floor cloakroom. To the first floor are four bedrooms, three of which are generous doubles, along with a family bathroom.

The property falls within the catchment areas for Romilly Primary School, Ysgol Sant Baruc, St Helen's and All Saints, with secondary school catchments including Whitmore High School, Ysgol Bro Morgannwg and St Richard Gwyn Catholic High School.

Barry's beaches and coastline are just a short drive away, whilst Cardiff Airport is easily accessible. Excellent transport links via the A4050 provide convenient access to the A4232, M4 motorway, Cardiff city centre, and the waterfront attractions of Cardiff Bay, with its range of restaurants, and cultural venues, including the Wales Millennium Centre.

Please note that an AML fee is

Accommodation

Agents Note

Please be aware the property is Leasehold with 999 year lease from 1914. It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration

Entrance Porch

Welcoming entrance porch featuring exposed brickwork and wood flooring, with a traditional front door providing access to the entrance hallway.

Entrance Hallway

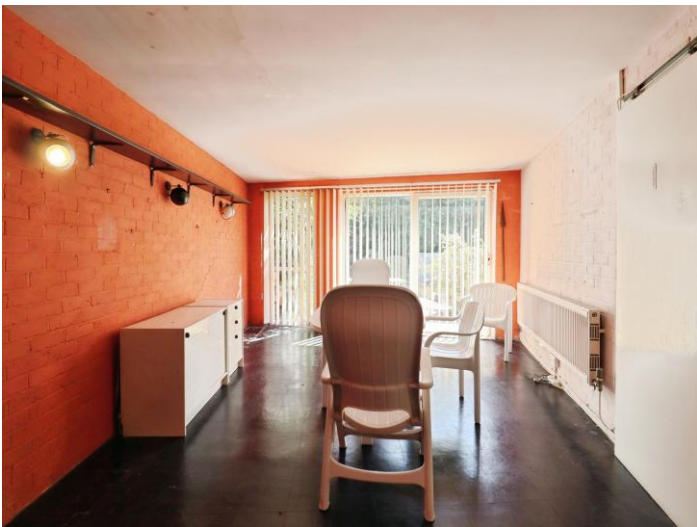
Spacious entrance hallway featuring original wooden parquet flooring, radiator, and useful understairs storage cupboard. Carpeted staircase rising to the first floor landing. Doors providing access to the living room, sitting room, kitchen and ground floor cloakroom/WC.

Sitting Room

19' 10" x 11' 10" (6.05m x 3.61m)

A spacious dual-aspect reception room benefitting from double glazed windows to the front and side elevations, together with a double glazed door providing direct access to the rear garden. Feature marble fireplace surround with chimney breast. Original wooden parquet flooring. Wooden double doors opening into the lounge, creating a versatile and sociable living space ideal for family life and entertaining.





Lounge

13' 1" x 11' 11" (3.99m x 3.63m)
Double glazed bay window overlooking the rear garden. Radiator. Original parquet flooring.

Kitchen/Dining Room

20' 1" x 12' 1" (6.12m x 3.68m)
A spacious kitchen/dining room fitted with wall and base units with complimentary worktops. Fitted oven with hob and extractor fan, space for additional appliances. Wall mounted boiler. Vinyl flooring. Double glazed windows to both the front and rear elevations providing ample natural light. Door leading to a useful storage area. Ample space for a dining table, making this an ideal room for everyday family dining.

Reception Room

A versatile additional reception room featuring attractive exposed brick walls and tiled flooring. Double glazed window to the front elevation and double glazed sliding patio doors opening onto the rear garden, allowing for plenty of natural light. Radiators. An ideal space for use as a family room, home office, playroom or garden room. *Potential to create space for multi-generational living*.



Downstairs Cloakroom

Tiled flooring, W.C, wash hand basin.

Landing

Bedroom 1

14' 9" x 12' 1" (4.50m x 3.68m)
A generous bedroom featuring a double glazed bay window to the rear elevation, enjoying distant sea views across the Bristol Channel and beyond. Fitted carpet.

Bedroom 2

11' 11" x 11' 7" (3.63m x 3.53m)
Double glazed window to the rear elevation, enjoying distant views across the Bristol Channel and beyond. Fitted carpet.

Bedroom 3

12' 2" x 11' 8" (3.71m x 3.56m)
Double glazed window to the rear elevation, enjoying distant views across the Bristol Channel and beyond. Fitted carpet.



Bedroom 4

15' 6" x 8' (4.72m x 2.44m)
Double glazed window to front, fitted carpet.

Family Bathroom

Double glazed window to the front elevation. Fitted with a three-piece suite comprising a pedestal wash hand basin, WC and bidet, together with a double shower cubicle. Vinyl flooring.

Enclosed Rear Garden

A fully enclosed and private rear garden, bordered by attractive brick-built walls. Predominantly laid to lawn with paved patio seating areas, offering ideal spaces for outdoor dining and entertaining. Mature shrubs and established planting provide colour, character and a pleasant degree of privacy.

Driveway To Front

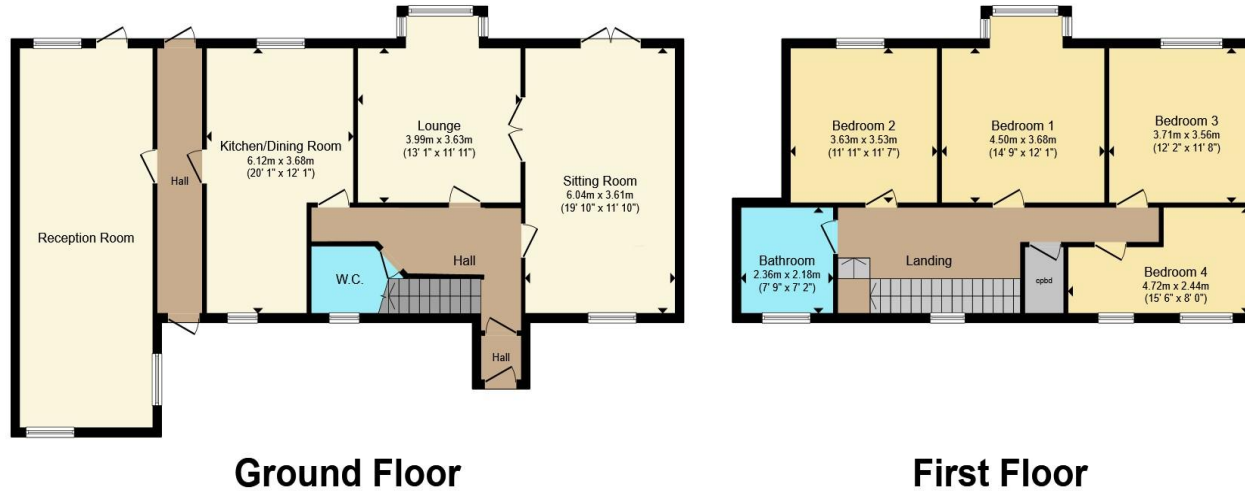
Spacious driveway to front with space for multiple vehicles. Side access to rear.





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Total floor area 185.2 m² (1,993 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

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