



30 Trem Y Don, Barry CF62 6QL £620,000 Freehold

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

In the charming area of Trem Y Don, Barry, this splendid detached house offers a perfect blend of space and comfort, ideal for family living. With three generously sized reception rooms, there is ample room for relaxation and entertainment, making it a delightful space for hosting gatherings or enjoying quiet evenings at home.

The property boasts five well-proportioned bedrooms, providing plenty of space for family members or guests. Each room is designed to offer a peaceful retreat, ensuring restful nights and rejuvenating mornings. The single bathroom is conveniently located, catering to the needs of the household while maintaining a practical layout.

Set in a desirable coastal location, this home is not only spacious but also benefits from the vibrant community of Barry, known for its beautiful coastline and local amenities.

Whether you are looking to enjoy leisurely walks along the beach or explore the nearby parks, this property offers a wonderful lifestyle opportunity.

In summary, this detached house in Trem Y Don is a fantastic choice for those seeking a spacious family home in a friendly neighbourhood. With its ample reception space and five bedrooms, it is sure to meet the needs of modern living. Do not miss the chance to make this lovely property your new home.



FRONT

Entrance Hallway

Papered ceiling, papered walls, wooden doors to living room, dining room and sitting room. Under stairs storage cupboard. Carpet stairs rising to the first floor. Radiator. UPVC double glazed obscured glass front door and side panel window opening.

Living/Dining Room

26'2 x 10'11 (7.98m x 3.33m)

Papered ceiling with coving, papered walls, fitted carpet flooring, UPVC double glazed window to the front elevation, gas fireplace. UPVC double glazed sliding patio doors opening to the rear garden.

Sitting Room

17'7 x 15'0 (5.36m x 4.57m)

Papered and plastered ceilings, papered walls. Fitted carpet flooring. Timber panelling wall with gas fire place in situ with tile surround and hearth. Wall mounted radiator. Opening to sunroom, kitchen and access to rear lobby.

Kitchen

Kitchen comprises of base units with larder cupboard, quartz work surfaces, inset stainless steel sink with mixer tap, integrated Neff oven and grill with electric hob and extractor fan above. Karndean flooring. UPVC double glazed window to the rear elevation.

Sun Room

Polycarbonate roof, UPVC double glazed windows surrounding with door opening to the rear garden.

REAR LOBBY

24'8 x 3'2 (7.52m x 0.97m)

Wooden door opening to the rear lobby with door opening to laundry room and WC cloakroom. Integral door opening to the garage. UPVC double glazed doors to the front and rear aspect. Wall mounted radiator.

Laundry Room

UPVC double glazed window overlooking the rear aspect, nonslip vinyl flooring, base units and wall units with work surfaces over. Plumbing for washing machine and space for fridge freezer. Door opening to the ground floor shower room.

W.C/Cloakroom

8'4 x 4'1 (2.54m x 1.24m)

Textured ceiling, tiled walls and nonslip vinyl flooring, close coupled toilet, pedestal wash basin with mixer tap. Shower cubicle with glass shower screen and electric shower over. Wall mounted radiator and extractor fan. UPVC double glazed window to the side aspect.

Garage

15'7 x 10'0 (4.75m x 3.05m)

UPVC double glazed window to the side aspect. Up and over door. Power and lighting throughout.

FIRST FLOOR

Landing

18'0 x 6'7 (5.49m x 2.01m)

Papered ceiling with loft access. Papered walls, fitted carpet flooring, UPVC double glazed window overlooking the front elevation. Airing cupboard housing your combination boiler, further storage cupboard with fitted shelving. Wooden doors to bedrooms and family bathroom.

Bedroom One

14'9 x 10'11 (4.50m x 3.33m)

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

Bedroom Two

10'10 x 10'10 (3.30m x 3.30m)

Papered ceiling with coving, papered walls, fitted carpet flooring. UPVC double glazed window overlooking the rear garden. Fitted wardrobes, wall mounted radiator.

Bedroom Three

14'2 x 13'4 (4.32m x 4.06m)

Papered ceiling with coving, papered walls, fitted storage cupboards. Fitted carpet flooring. UPVC double glazed window overlooking the rear garden. Radiator.

Bedroom Four

9'1 x 7'2 (2.77m x 2.18m)

Papered ceiling, papered walls, fitted carpet flooring. UPVC double glazed window overlooking the rear elevation. Wall mounted radiator.

Bedroom Five

10'3 x 6'2 (3.12m x 1.88m)

Plastered ceiling with loft access. Papered walls. Fitted carpet flooring. Radiator.

Family Bathroom

7'0 x 6'4 (2.13m x 1.93m)

Timber panelling to ceiling. Ceramic tiled walls. Vinyl flooring. Bath with twin taps. Pedestal wash hand basin. Radiator. UPVC double glazed window obscured glass overlooking the rear garden.

REAR GARDEN

Spacious family size garden with paved patio areas. Raised flowerbeds and mature shrubbery. Laid to lawn with a raised patio to the rear. Selection of timber fencing and establish hedges adding privacy. Side access leading to the front aspect. Storage shed and greenhouse. Summerhouse. Outside lighting and outside tap. Brick built workshop with fitted shelving.

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.

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.



www.ninaestateagents.co.uk



Company No: 5972152. Registered Office: 1 Broad Street, Barry, Vale of Glamorgan, CF62 7AA. VAT No. 850 441 350