



£410,000

2 Tan y Fron, Barry

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Beautifully presented semi-detached home
- Sought-after West End location
- Generous corner plot offering scope for extension (subject to planning)
- Spacious and impressive living/dining room
- Off-road parking for two vehicles
- Fantastic school catchment
- Partial Sea Views

Property Description

Situated in the highly sought-after West End of Barry, this beautifully presented and versatile family home offers spacious accommodation arranged over two floors. Blending character features with modern finishes, the property benefits from multiple reception rooms, a converted garage, and a well-appointed kitchen and utility space. With sea views from the first-floor landing and a generous rear garden, this home is ideally positioned close to local amenities, schools and coastal walks, making it an excellent choice for families and professionals alike.

Main Particulars

Porch

Approached via stone steps, this larger-than-average porch benefits from PVC windows and door, providing a practical entrance space. Front door leading into the main house.

Entrance Hallway

Welcoming entrance hallway with radiator and access to the living/dining room, kitchen and stairs rising to the first floor. Attractive LVT herringbone flooring which continues seamlessly into the living/dining area.

WC (1.98m x 1.86m)

Located beneath the stairs with useful under-stairs storage, featuring a pedestal wash hand basin, WC and tiled flooring.

Living / Dining Room (8.28m into bay x 3.96m into alcove)

A spacious and characterful reception room with bay window to the front overlooking the garden. Features include a wall-mounted radiator, log burner set within a fireplace, alcove shelving with integrated lighting, and doors opening into the conservatory.

Conservatory (2.83m x 3.00m)

Light-filled additional reception space offering views over the rear garden.

Kitchen (2.64m x 3.75m)

Fitted with tiled flooring and splashbacks, ceramic sink, wooden worktops with matching breakfast bar, and space for an oven. Window overlooking the rear garden. A step down leads into the utility room.

Utility Room (5.09m x 1.46m)

Well-appointed with tiled flooring, spotlights, boiler, worktops and fitted cupboards. Space for washing machine, tumble dryer and fridge freezer. Door to rear garden and internal access to the converted garage.

Playroom / Converted Garage (4.61m x 2.57m)

Versatile additional reception room with windows to the front and side, carpeted flooring and radiator—ideal as a playroom, home office or snug.

First Floor Landing

Offering sea views and enhanced by a stained-glass window. Access to all bedrooms and family bathroom.

Master Bedroom (3.31m to wardrobes x 3.70m)

Spacious principal bedroom with fitted wardrobes, carpeted flooring and window overlooking the rear garden.

Bedroom Two - (3.35m x 3.04m)

Carpeted double bedroom with window to the front.

Bathroom (2.02m x 2.46m)

Stylish bathroom with opaque window to the rear, bath with shower over, wall-hung vanity unit with mixer tap, WC, chrome heated towel rail, tiled walls and flooring, spotlights and underfloor heating.

Bedroom Three (2.64m x 2.11m)

Carpeted single bedroom with window to the rear and radiator below.

Outside

The property benefits from a generous frontage featuring an attractive garden alongside a tarmac driveway, all framed by established shrubs and hedging that provide a

pleasant sense of privacy.

To the rear is a well-proportioned, south-westerly facing garden, thoughtfully arranged with areas of lawn, planted borders and a substantial raised patio finished with Indian stone paving — ideal for outdoor seating and entertaining.

Additional features include a garden shed, an external tap and gated side access leading back to the front of the property.

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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