





## 30 Aberaeron Close

Barry, Barry

Spacious four bedroom semi-detached property set upon a large corner plot complete with a modern kitchen, versatile conservatory, high-spec first floor bathroom, generous garden and driveway. Ideal for families!

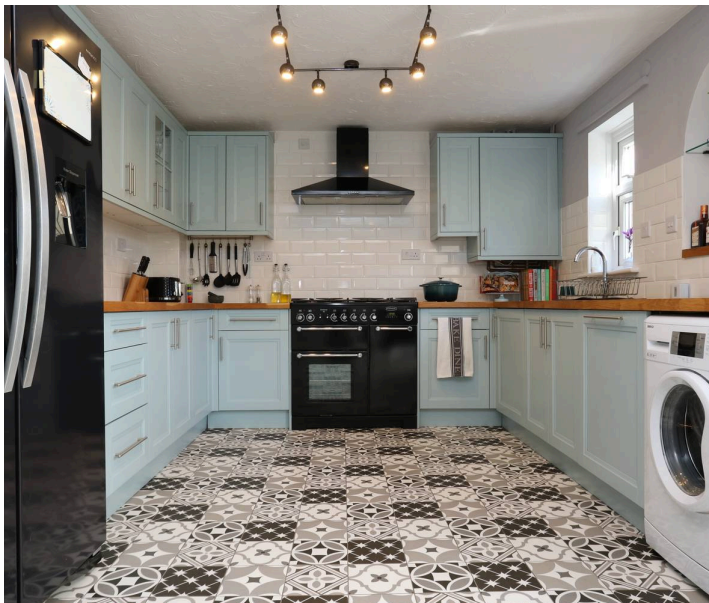
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- FOUR BEDROOM SEMI-DETACHED
- CORNER PLOT
- SPACIOUS LOUNGE WITH BAY WINDOW
- LARGE MODERN FITTED KITCHEN
- CONSERVATORY
- MODERN FIRST FLOOR BATHROOM
- THREE DOUBLE BEDROOMS, ONE SINGLE BEDROOM
- GENEROUS REAR GARDEN COMPLETE WITH PERGOLA AND HANDY BRICK-BUILT STORAGE SHED
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR ONE LARGE VEHICLE OR TWO SMALLER VEHICLES
- EPC C73





### Hallway

Entrance into the property via a composite front door with opaque glazing into an entrance hallway. The hallway has tiled flooring, smooth walls and a textured coved ceiling. There is a radiator, a carpeted staircase giving access to the first floor and doors leading off to a WC, lounge, kitchen/diner and an understairs storage cupboard.

### WC

4' 5" x 2' 9" (1.34m x 0.85m)

Tiled flooring, half-height wall panelling with the remainder of the walls being papered and a textured ceiling. There is a two-piece white suite comprising a WC with a push-button flush and a white wash basin mounted onto a vanity unit. There is a stainless steel mixer tap over top and tiled splashback. There is also a front aspect opaque window and a chrome towel rail.

### Lounge

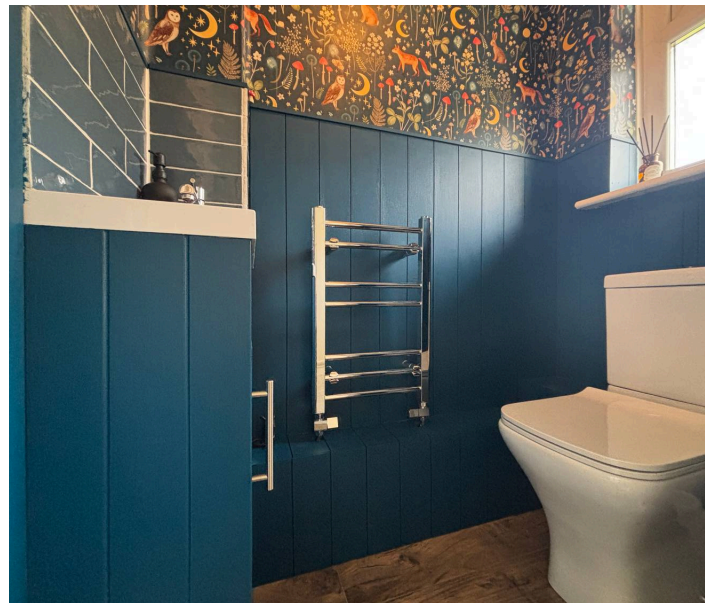
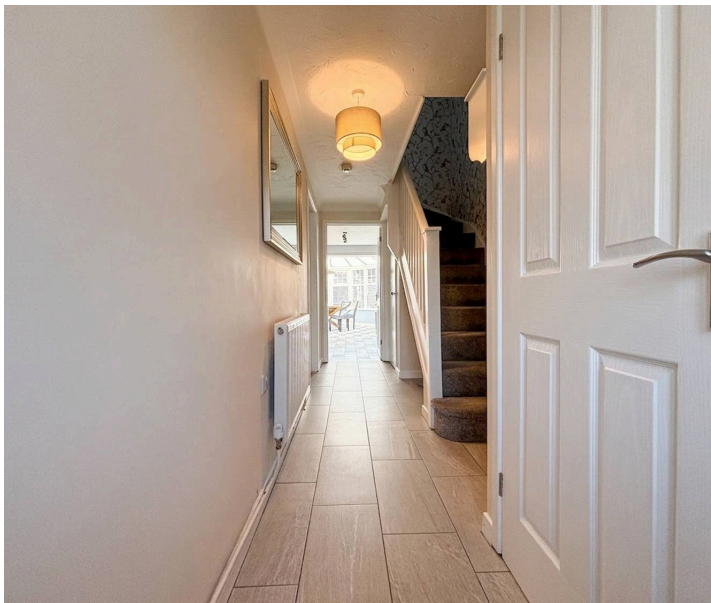
16' 6" x 12' 0" (5.04m x 3.65m)

Carpeted with smooth walls and a smooth coved ceiling. There is a large front aspect bay window and two radiators.

### Kitchen/Diner

18' 8" x 10' 6" (5.68m x 3.19m)

Tiled flooring, smooth walls and a textured ceiling. The kitchen comprises a good range of matching eye and base level units with complementing real wood worktops. There is a stainless steel one-and-a-half bowled sink inset with a stainless steel mixer tap ovetop and a tiled splashback. There is space for a large range oven, space for an American-style fridge/freezer and space for a washing machine. There is an integrated extractor hood and dishwasher. There is a rear aspect window. Open to the conservatory.





### Conservatory

11' 5" x 10' 5" (3.48m x 3.17m)

A continuation of the floor tiling from the kitchen/diner, smooth walls and uPVC double-glazed windows. Double opening French doors giving access to the garden. An electric wall-mounted heater. Ample space for a dining table and chairs or lounge furniture as desired.

### Landing

A carpeted staircase leads up to a carpeted L-shaped landing. There are smooth walls with a feature papered wall and a textured covered ceiling. Doors lead off to four bedrooms, a family bathroom and a storage cupboard. There is also loft access with a pull-down ladder, the loft is partly boarded for storage.

### Bedroom One

11' 5" x 9' 9" (3.48m x 2.96m)

Carpeted with smooth walls and a textured covered ceiling. There is a rear aspect window and a radiator.

### Bedroom Two

10' 8" x 9' 2" (3.26m x 2.80m)

Carpeted with smooth walls and a textured covered ceiling. A front aspect window and a radiator.

### Bedroom Three

10' 9" x 6' 11" (3.27m x 2.10m)

Carpeted, smooth walls with a feature papered wall and a textured covered ceiling. There is a rear aspect window and a radiator.

### Bedroom Four

7' 9" x 7' 6" (2.35m x 2.29m)

Carpeted with smooth walls and a textured covered ceiling. There is a front aspect window, a radiator and built-in storage over the stairs.





### **Family Bathroom**

9' 4" x 8' 2" (2.85m x 2.50m)

Wood effect flooring, half height wall tiling with the remainder of the walls being smooth and a smooth ceiling with spotlights. There is a white suite comprising a combined sink and WC unit, a walk-in shower cubicle with a glass shower screen and a black rainfall shower inset and a standalone bath with a freestanding black mixer tap and rinser. A black heated towel rail, a side aspect opaque window and an extractor fan.

### **Front Garden**

The front of the property is fully enclosed by low brick walls and a cast iron pedestrian access gate. A path leads to the front door. The front garden is laid to gravel with well established trees.

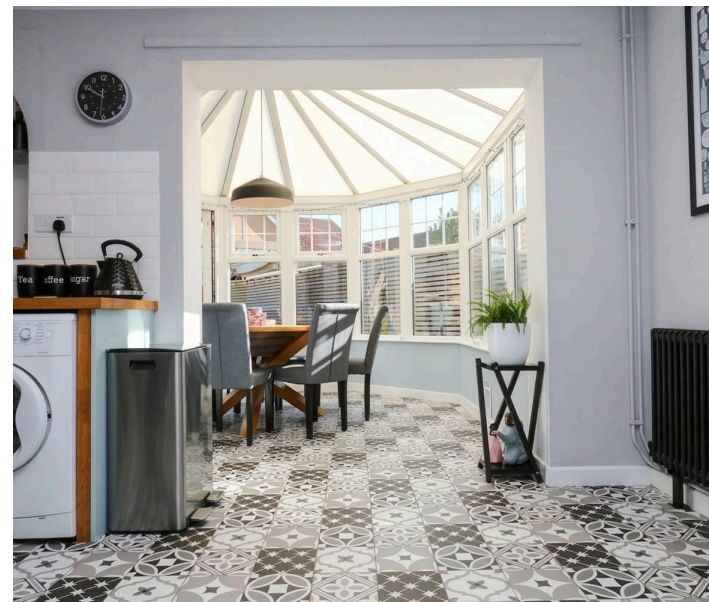
### **Garden**

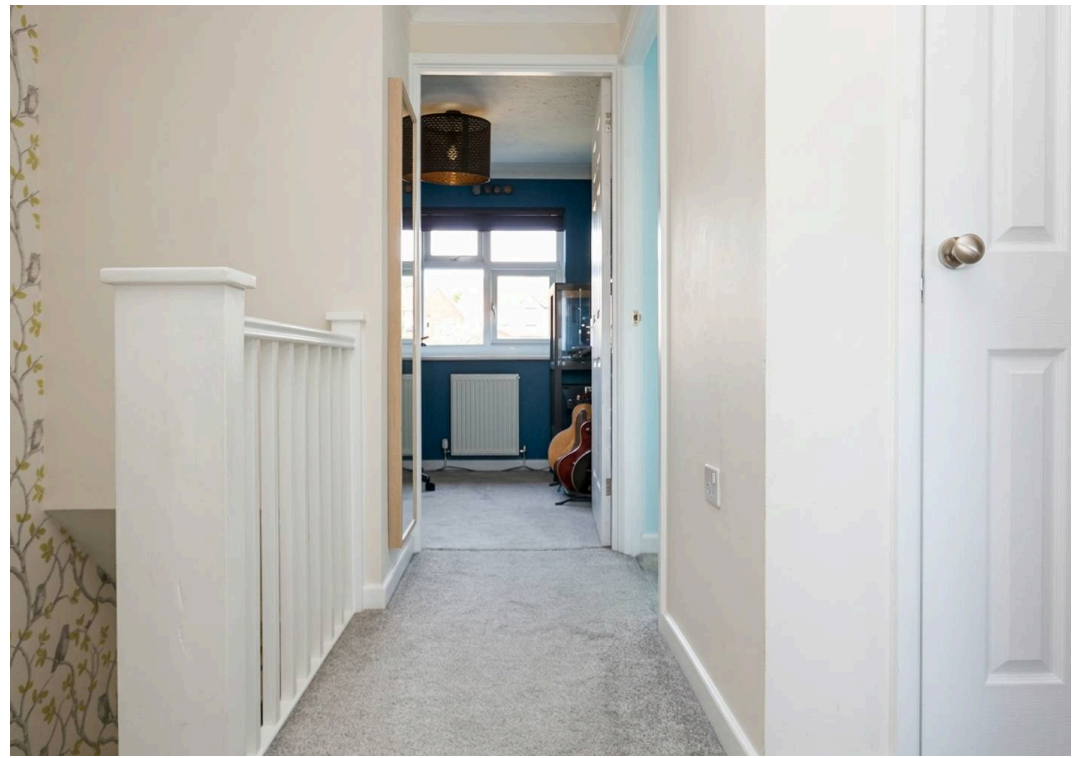
Step out of the French doors from the conservatory onto an initial patio area. To the right there is a pergola with ample space for outdoor seating. To the left there is a large area of lawn, bordered by raised flower beds filled with well-established trees and shrubbery, as well as seasonal flowers. There is also a large brick-built storage shed and a wooden gate providing access to the driveway located to the side of the property.

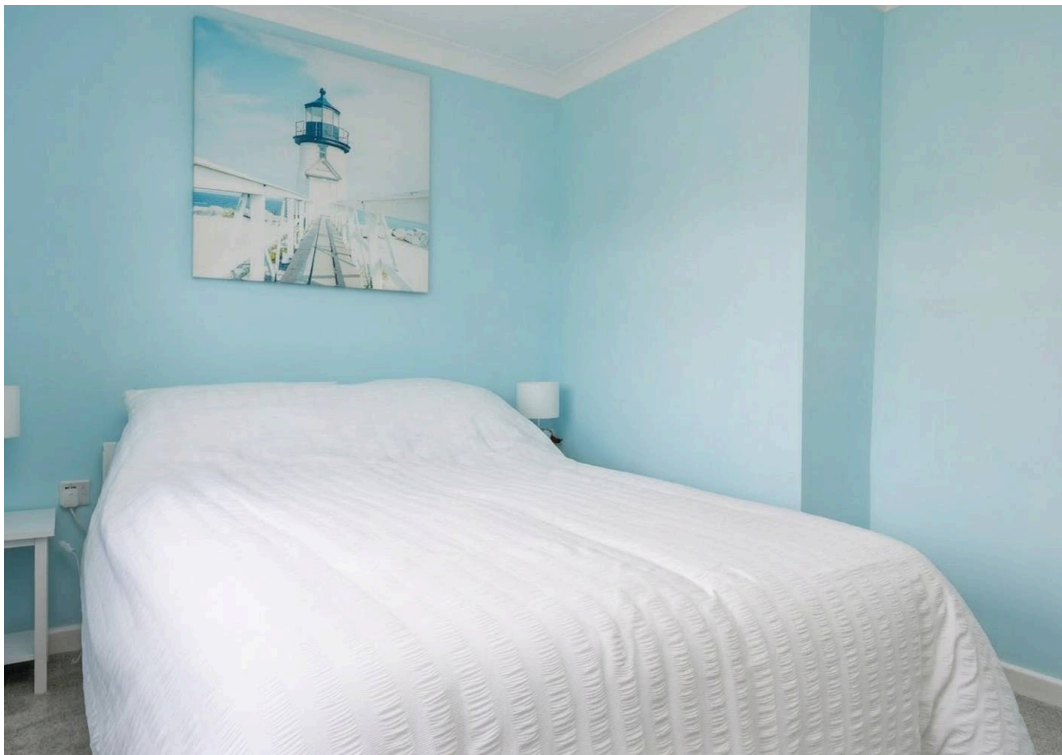
### **DRIVEWAY**

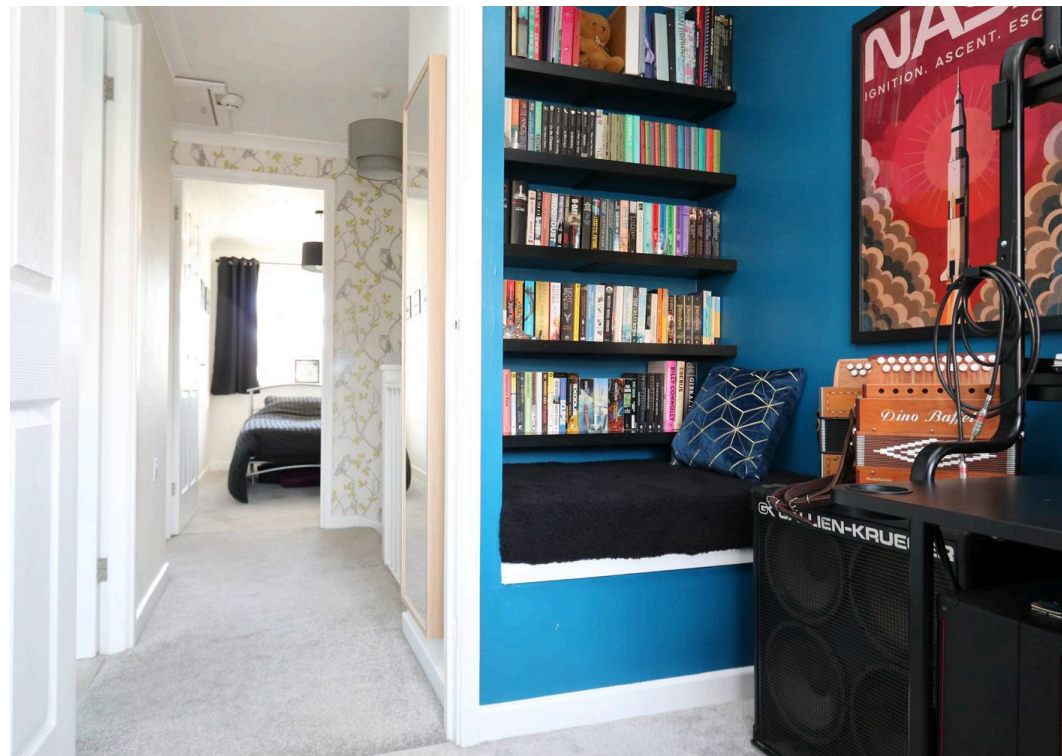
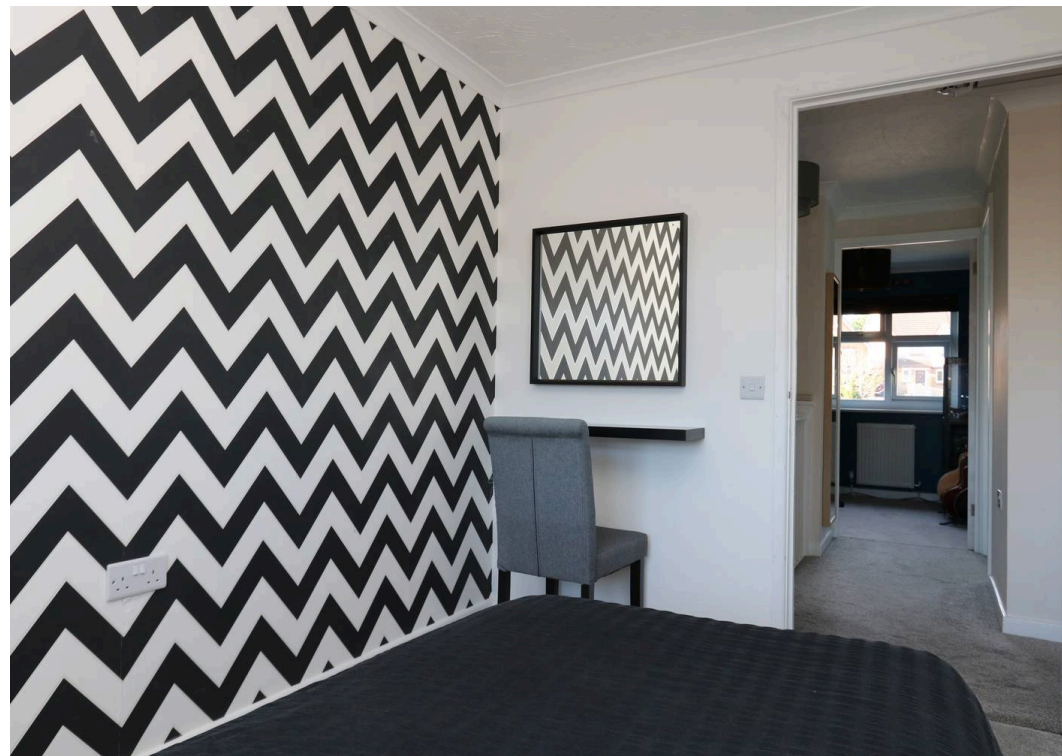
2 Parking Spaces

A long driveway providing off road parking for one large vehicle or two smaller vehicles.







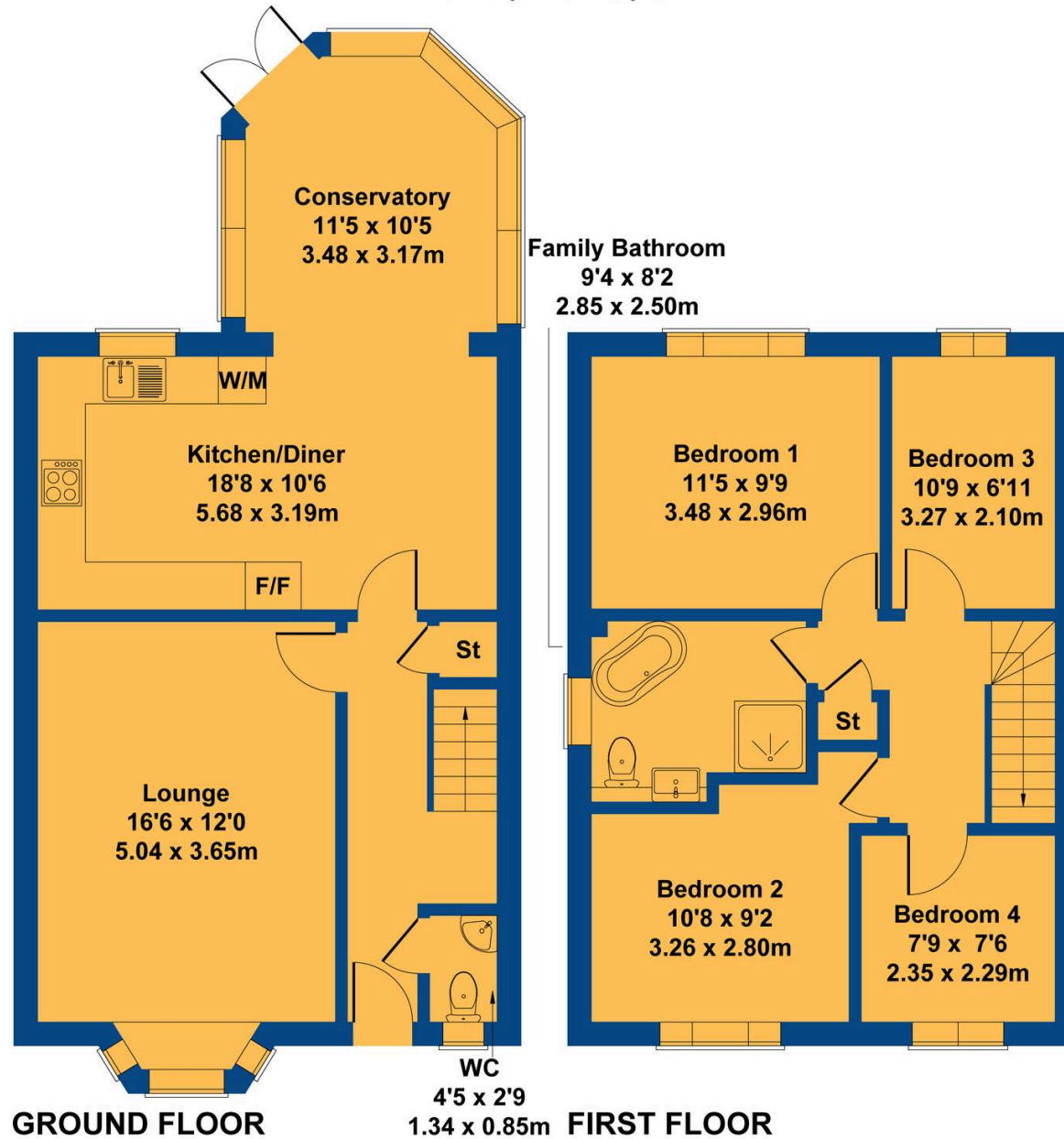






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Approximate Gross Internal Area  
1173 sq ft - 109 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

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