

30 Trem Y Don

Barry, CF62 6QL

Price Guide £475,000

HARRIS & BIRT

5 2 3

The property is to be sold by informal tender. The vendors are required to obtain the best possible price so the property will remain available on the market for a period of time and all offers will be considered. If more than one offer is received the vendors and their agents will ask all offerors to make a full and final offer. All offers must be in writing. Closing date for initial offers is 5pm Thursday October 29th 2026.

A spacious and versatile detached property located in the desirable west end of Barry. This impressive five bedroom home is in need of some modernisation and offers versatile accommodation throughout, briefly comprising: entrance hall, living room, kitchen/dining/family room, garden room, utility room and WC/shower room to the ground floor. Upstairs offers three doubles bedrooms, two singles and a family bathroom. Outside enjoys the benefit of off road parking for several vehicles, integral garage and particularly expansive rear garden.

Trem y Don itself is in a fantastic location and is one of the most prominent parts of Barry due to its fantastic views at the top of Marine Drive. The Knap has long been regarded as one of the most desirable residential areas in Barry with Watch Tower Bay and the Bristol Channel to the south, and adjoining Marine Drive common. The property is within a short stroll of the Knap Gardens and lake, pebble beach, Watch Tower Bay, Romilly Park, coffee shops and cafés. With easy access to the main road network bringing major centres within comfortable commuting distance including the capital city of Cardiff, Swansea, Bridgend, Llantrisant etc.

- For Sale By Informal Tender
- Five Bedrooms
- Splendid Rear Garden
- Garage
- Popular West End Location
- Closing Bids by 5pm on Thursday 29th October
- Versatile Accommodation
- Off Road, Driveway Parking
- In Need Of Modernisation
- EPC - D

Offer Process

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Acommodation

Ground Floor

Entrance Hall 14'3 x 6'7 (4.34m x 2.01m)

The property is entered via UPVC front door with obscure glazed panel to centre, sides and top. Stairs to first floor with fitted understairs storage cupboard. Fitted carpet. Radiator. Pendant ceiling light. Doors to all first floor rooms.

Living Room 11'3 x 26'8 (3.43m x 8.13m)

Large window overlooking front. Sliding patio doors opening out onto the rear garden. Feature fireplace containing inset coal effect gas fire sat on tiled hearth with decorative tiled surround and wood mantle over. Fitted carpet. Two radiators. Pendant ceiling light and wall lights.

Kitchen/Dining/Family Room

Shaker style kitchen in cream with features to include; range of base units with granite work surfaces and matching upstand, inset single bowl sink with curved mixer tap and inset grooved draining board. Countertop four ring electric hob with granite splashback and hot point electric extractor hood over. Tall cabinet with space for oven. Undercounter fridge behind matching decor door. Spotlight bar. Wood effect laminate floor. Large window overlooking rear garden. Open through to family room with central feature fireplace containing inset coal effect gas fire sat on tiled hearth with tiled surround and set in a pine clad wall. Fitted carpet. Radiator. Pendant ceiling light. Doorway to inner hall. Open through to dining area with ample space for table and chairs. Large opening into'

Garden Room 9'8 x 9'4 (2.95m x 2.84m)

Glazed to all sides sat on dwarf wall with deep wooden windowsill. Part glazed door to rear patio. Polycarbonate roof. Wood effect laminate floor. Radiator. Power points.

Inner Hall 3'7 x 24'9 (1.09m x 7.54m)

UPVC glazed door to front with UPVC obscure glazed light panel. Further part obscure glazed door to the rear garden. Vinyl floor. Radiator. Ceiling strip light. Door to;

Utility Room 5'1 x 4'8 (1.55m x 1.42m)

Two worktops offering ample workspace with plumbing for undercounter washing machine. Space for freestanding freezer. Wall hung cabinet. Obscure glazed window to rear. Continuation of vinyl flooring from hall. Strip ceiling light. Door to;

WC/Shower Room 4'8 x 8'7 (1.42m x 2.62m)

Fully tiled shower cubicle with wall mounted electric Triton shower and separate shower fitment with glazed door. Low level WC and pedestal wash hand basin with hot and cold taps. Fully tiled walls. Continuation of vinyl floor from utility room. Obscure glazed window to side. Radiator. Pendant ceiling light. Extractor fan.

First Floor

Landing 18'2 x 8'10 (5.54m x 2.69m)

Stairs from ground floor onto first floor landing. Two windows overlooking the front. Cupboard housing Baxi gas combination boiler with radiator and shelving. Further recessed storage cupboard with shelving. Loft access hatch. Fitted carpet. Pendant ceiling light. Doors to all first floor rooms.

Master Bedroom 11'1 x 15'3 (3.38m x 4.65m)

Large window overlooking front. Range of fitted furniture including; wardrobe, bed and bedside cabinets. Fitted carpets. Radiator. Pendant ceiling light.

Bedroom Two 13'8 x 14'5 (4.17m x 4.39m)

Window overlooking the rear garden. Fitted wardrobes with inset fitted vanity unit containing sink with hot and cold taps and storage underneath. Wall hung vanity cabinet. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three 11'1 x 11'1 (3.38m x 3.38m)

Large window overlooking rear garden. Two fitted wardrobes. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Four 7'4 x 9'0 (2.24m x 2.74m)

Window overlooking rear garden. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Five 10'5 x 6'4 (3.18m x 1.93m)

Large window overlooking front. Fitted carpet. Radiator. Loft access hatch. Pendant ceiling light.

Bathroom 6'7 x 6'9 (2.01m x 2.06m)

Three piece suite in cream with features to include; panelled bath with hot and cold taps, pedestal wash hand basin with mixer tap and low level WC. Obscure glazed window to rear. Fully tiled walls. Vinyl floor. Radiator. Pendant ceiling light.

Garage

Internal door from inner hall. Up and over front garage door. Obscure glazed window to side. Light and power.

Outside

Private paved drive to the front offering off road parking for several vehicles in front of the integral garage. The garden is lawned with dwarf wall boundary and pretty planted borders. Hedge and fence boundaries to the sides. A pedestrian gate offers access to the rear garden. The garden to the rear is particularly spacious and offers a wide expanse of paved patio leading onto a flat parcel of lawn with pretty planted borders. Pathway leads to the rear of the garden with a part glazed summer house with elevated decking in front. Further parcel of elevated patio to the rear of the garden makes for a wonderful sunny spot for outdoor entertaining. The garden is made private and enclosed with a large mature hedge to the rear with fence and hedge boundaries to the sides. Green house and timber storage shed to remain. Further storage shed attached to the rear of the utility room.

Services

All mains services are connected to the property. Double glazing throughout. Gas central heating via combination boiler first floor landing.



















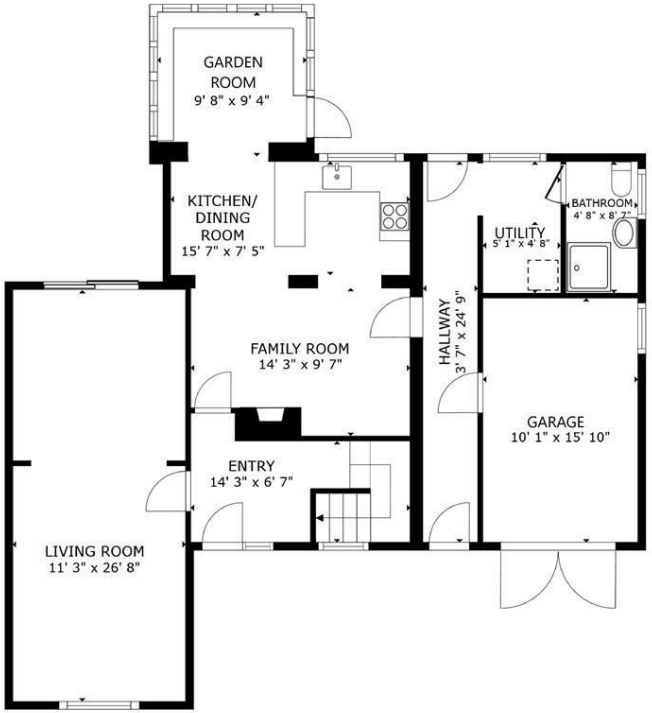




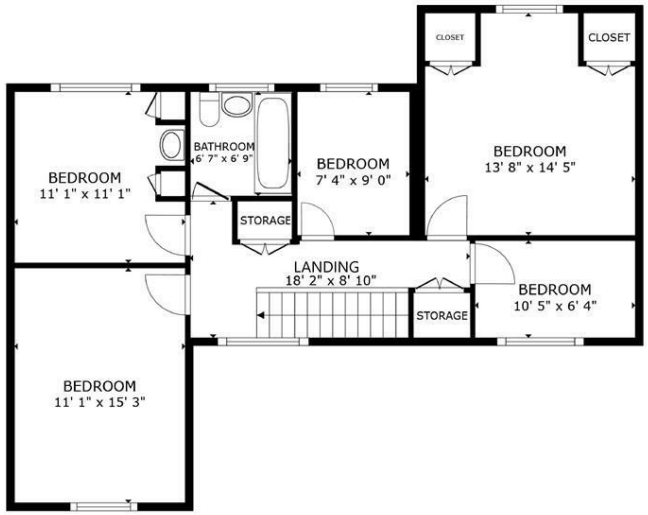








FLOOR 1



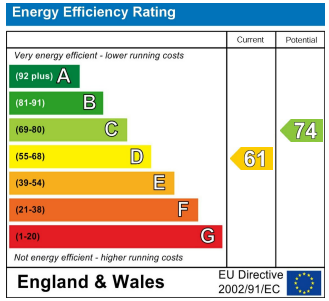
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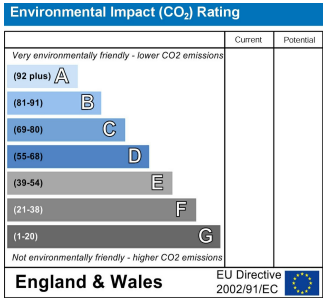
GROSS INTERNAL AREA
FLOOR 1 1,128 sq.ft. FLOOR 2 832 sq.ft.
TOTAL : 1,960 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
65 High Street, Cowbridge, CF71 7AF
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

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