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25 Trem Y Don, Barry CF62 6QJ £650,000 Freehold

4 BEDS | 2 BATH | 2 RECEPT | EPC RATING E

Nina Estate Agents and Lettings Ltd are delighted to present this exceptional extended family home located in the most sought-after Garden Suburb area of Barry. Boasting four spacious double bedrooms and additional loft space, this property offers ample room for a growing family. The house features impressive living areas that are perfect for both relaxation and entertaining. This property enjoys a prime position near Marine Drive, offering convenient access to coastal walks right at its doorstep. With its stunning views overlooking the coast and Porthkerry Country Park, this family home boasts one of the most desirable locations in the area.

The property features a bespoke open plan kitchen, living, and dining area, providing a spacious and inviting space for cooking, entertaining, and dining. Additionally, there is a separate spacious living room on the ground floor and a convenient w/c. Moving to the first floor, there are four double bedrooms available, two with distant sea views and two family bathrooms with potential to convert one to an en-suite shower facility accessed via the master bedroom. To the front, a driveway with ample parking and access to garage. To the rear, a family friendly space, enclosed with a level lawn and raised patio with porcelain tiles and artificial grass.

Benefitting from gas central heating, underfloor heating and UPVC double glazing throughout.



FRONT

The front of the property boasts attractive decorative stone chippings, which enhance its visual appeal. Additionally, there is ample off-road parking available for multiple vehicles, providing convenience and ease of access for residents and visitors. Furthermore, the property offers the added benefit of having access to a garage, allowing for secure storage.

Hallway

The hallway features a staircase that leads to the first-floor landing, which is adorned with a fitted carpet. A radiator is also present in the hallway, providing warmth and comfort. Additionally, the hallway showcases herringbone parquet flooring, adding a touch of elegance and sophistication to the space. From the hallway, there are doors that lead off to all ground floor rooms.

Living Room

21'9" x 13'5" (6.63m x 4.09m)

Equipped with UPVC double glazed windows both at the front and rear elevation. Fireplace with stone surround and hearth. Parquet flooring. Radiator.

Open Kitchen/Dining/Living

25'10" x 23'1" (7.87m x 7.04m)

Living area - UPVC double glazed bi-folding doors to the rear elevation. Vertical modern radiator. Continuation of the parquet flooring.

Kitchen/Dining area - UPVC double glazed bi-folding doors opening to the rear garden. Inset spotlights to ceiling. A selection of white high gloss wall and base units with Corian work surface over. Matching central island with space for seating, inset power points and storage. Four ring induction hob with extractor fan overhead. Double eye-level oven. Integrated dish washer. Space for American fridge/freezer. Stainless steel one and a half bowl sink with mixer tap and filtered hot and cold water tap over. Feature exposed brick wall. Vertical modern radiator. Large porcelain tiled flooring with underfloor heating.

Utility Room

9'8" x 7'7" (2.95m x 2.31m)

UPVC door with obscure glass panel to the side elevation giving access to the garden. Range of wall units and work surfaces. Space and plumbing for white goods. Wine cooler. Wall mounted combination boiler. Continuation of the porcelain tiles.

W/C

7'4" x 2'5" (2.24m x 0.74m)

UPVC double glazed obscure window to the front elevation. Inset spotlight to ceiling. Close coupled toilet. Wash hand basin with mixer tap over. Tiling to all walls and floor.

First Floor Landing

UPVC double glazed window to the front elevation. Radiator. Fitted carpet flooring. Wooden doors to bedrooms and family bathrooms.

Bedroom One

21'8" x 11'4" (6.60m x 3.45m)

UPVC double glazed windows to the rear and side elevation with distant sea views. Dressing area with a range of fitted wardrobes. Vertical modern radiator. Fitted carpet flooring. Door with ply partition wall in readiness for en-suite bathroom. Partial sea views over the Bristol Channel.

Bedroom Two

13'5" x 12'10" (4.09m x 3.91m)

UPVC double glazed window to the front elevation. Wall mounted radiator. Fitted carpet flooring.

Bedroom Three

13'5" x 9'4" (4.09m x 2.84m)

UPVC double glazed window to the rear elevation with distant sea views. Wall mounted radiator. Fitted carpet.

Office/Bedroom Four

10'10" x 9'11" (3.30m x 3.02m)

UPVC double glazed door to the front elevation leading out to an enclosed balcony seating area. Wall mounted radiator. Fitted carpet flooring. Access to loft room via drop down ladder.

Loft area

20'6" x 9'0" (6.25m x 2.74m)

Pull down ladder leading to a spacious area. Three velux windows. Power points. Lighting. Radiator. Fitted carpet.

Bathroom

8'6" x 7'7" (2.59m x 2.31m)

UPVC double glazed obscure window to the rear elevation. Inset spotlights to ceiling. Four piece suite comprising: Close coupled w/c, white panel bath with mixer tap over, wash hand basin with mixer tap over and shower cubicle with tiling to all walls. Radiator. Splash backs to dado height. Ceramic tiling to floor.

Shower Room

5'9" x 5'6" (1.75m x 1.68m)

UPVC double glazed obscure window to the rear elevation. Spotlights to ceiling. Three piece suite comprising: Walk in shower with waterfall shower head, pedestal wash hand basin with mixer tap over and close coupled toilet. Radiator. Tiling to all walls and floor.

REAR GARDEN

Enclosed with timber fencing. Mainly laid to lawn. Decorative stone chipping. Outside lighting. Raised patio area with porcelain tiles and AstroTurf.

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.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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.

