

 4  2  4

Trem Y Don, Barry

£615,000

 **peter  
alan**

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## About the property

GARDEN SUBURBS- EXTENDED DETACHED FAMILY HOME Being sold with no ongoing chain. Primary School Catchment - Romilly, Ysgol Sant Baruc, St Helens, All Saints. Secondary School Catchment - Whitmore, Bro Morgannwg, St Richard Gwyn.

Briefly comprising, entrance hallway, a spacious lounge with doors to the garden, a home office, a dining room with original parquet flooring, a fitted kitchen and breakfast area. Upstairs offers four bedrooms, with some offering sea views across the Bristol Channel and a shower room and separate cloakroom.

Conveniently located for many of the amenities and facilities available within the immediate area; shops, parks, popular school catchment, supermarkets. The beach is within a few minutes' drive as is the Cardiff International Airport. The A4050 gives easy access towards the A4232 and the M4 motorway, as well as Cardiff city centre with its well regarded shopping centres and Cardiff Bay with its restaurants, bars and the Millennium Centre. Please call 01446 733224 to arrange your viewing.

## Accommodation

### Entrance Hall

Carpet, radiator

### Cloakroom

Window to front, w.c, tiled walls and floor

### Study

18' 1" x 7' ( 5.51m x 2.13m )  
Converted garage, window to front, carpet, radiator

### Lounge

26' 3" Max x 15' 6" Max ( 8.00m Max x 4.72m Max )  
Door to rear garden, carpet, radiator

### Dining Room

13' 11" x 11' 10" ( 4.24m x 3.61m )  
Window to rear, parquet wood floor, radiator

### Kitchen

17' 2" Max x 17' Max ( 5.23m Max x 5.18m Max )  
Window to front, wall and base units, double oven with hob and extractor fan, sink and drainer, radiator, tiled floor, door to utility, door to pantry.

### Utility Room

4' 5" x 4' ( 1.35m x 1.22m )  
Space for washing machine and fridge freezer





## Landing

Carpet, airing cupboard, attic hatch

## Bedroom One

15' x 11' 10" ( 4.57m x 3.61m )

Window to rear, carpet, radiator, open to dressing room

## En Suite

Velux style window, carpet, w.c, sink, shower, heated towel radiator, tiled walls

## Bedroom Two

13' 10" x 11' 10" ( 4.22m x 3.61m )

Window to rear, carpet, radiator, built in wardrobe

## Bedroom Three

10' 1" x 8' 1" ( 3.07m x 2.46m )

Carpet, radiator, built in wardrobe, window to front

## Bedroom Four

10' 1" x 8' 1" ( 3.07m x 2.46m )

Window to rear, carpet, radiator, built in wardrobe



## Bathroom

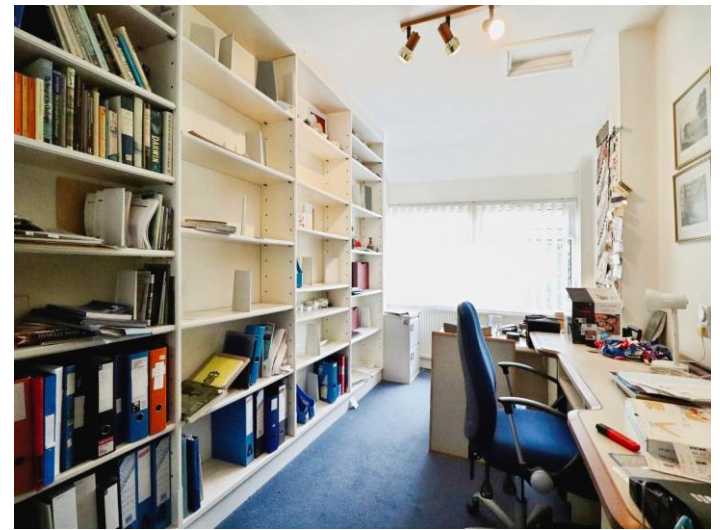
Window to front, double shower, radiator

## Seperate W.C

Window to side, w.c









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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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