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68 Tynewydd
Road,
Barry, The Vale Of
Glamorgan, CF62 8BA

68 Tynewydd Road

Guide Price £315,000

A very stylish, period, bay fronted 3 bedroom family home, tastefully presented throughout with a fully landscaped rear garden enjoying elevated views across the town and coast with local amenities close by.

Tastefully presented throughout

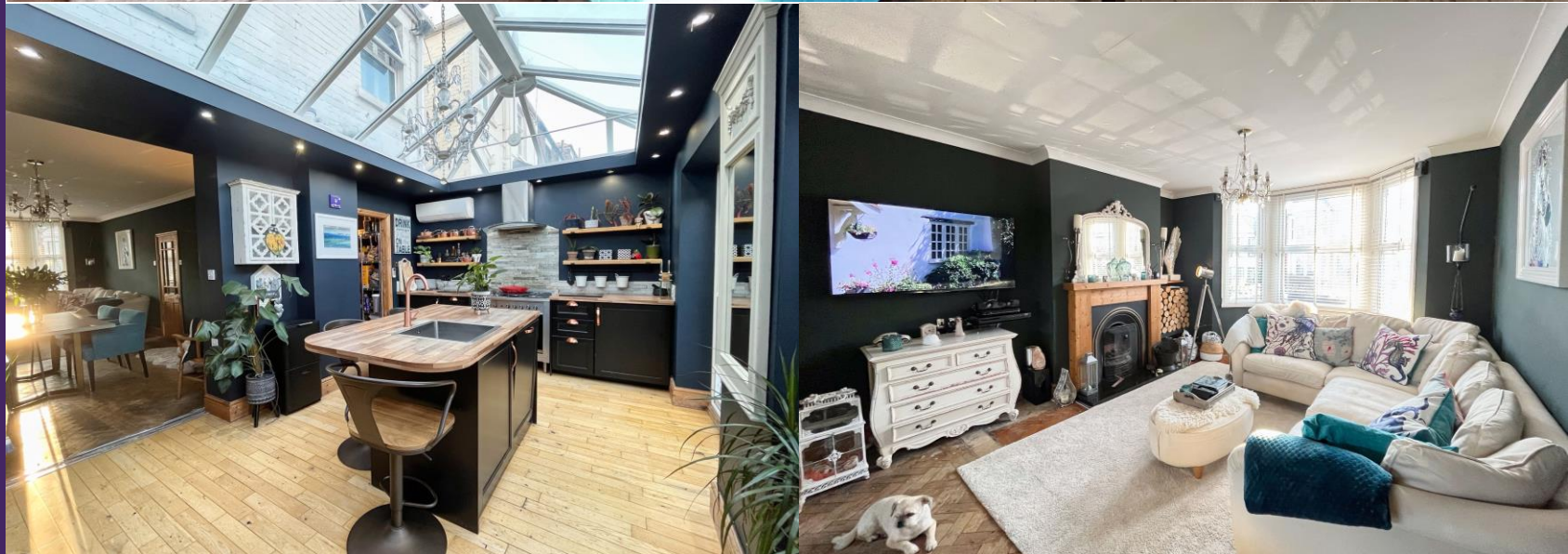
Accommodation comprises a tiled entrance hall, open plan sitting/dining room, kitchen/breakfast room, utility room, three bedrooms and stylish family shower room.

A gated forecourt to the front with side access opens to the fully landscaped rear garden, with timber garden room, rear lane access and elevated far reaching views.

Located a short distance from local schools, shops, parks and Barry ton centre and Waterfront.

All blinds and shutters are to remain.

Ample off road parking to the front, side and rear



Part glazed uPVC front door with decorative insert opening through to ENTRANCE HALL (13'5"x 5'8") with original tiled floor, fitted ceiling light, spindle quarter turn stairs rising to the first floor with fitted runner carpet. Door to open plan, bay fronted SITTING ROOM/DINING ROOM (25'10" max into bay by 12'5"), original parquet herringbone oak flooring, pendant ceiling lights over dining space and an additional sitting area, working fireplace with Timber mantle and surround, open shelving to the right hand.

Open arch through to KITCHEN/BREAKFAST AREA (11'5" x 17'5"), timber floor, run of wall and base mounted units, wood effect work surface, large range style cooker and gas hob, fridge/freezer and dishwasher built in to the central island to remain, inset sink

(mixer tap over), air-conditioning to stay and an impressive glazed atrium roof (Dunraven installed) with recessed LED spotlight to ceiling and two pairs of French doors with integrated blinds opening to the rear garden. Opening through to UTILITY ROOM/BOOT ROOM (11'2" x 5' 5"), timber effect floor, pendant ceiling light, worktop with provision for white goods under and enclosed Valent Combi boiler window to side.

First floor LANDING (7' x 7'2"), fitted carpet, window to side elevation, pendant ceiling light and attic hatch with fitted retractable ladder. BEDROOM 1 (13'10" into bay x 9'10"), fitted carpet, pendant ceiling light and two double wardrobes with useful storage. BEDROOM 2 (11'10"x12'), fitted carpet, large window with views to the back garden and integrated single wardrobe.

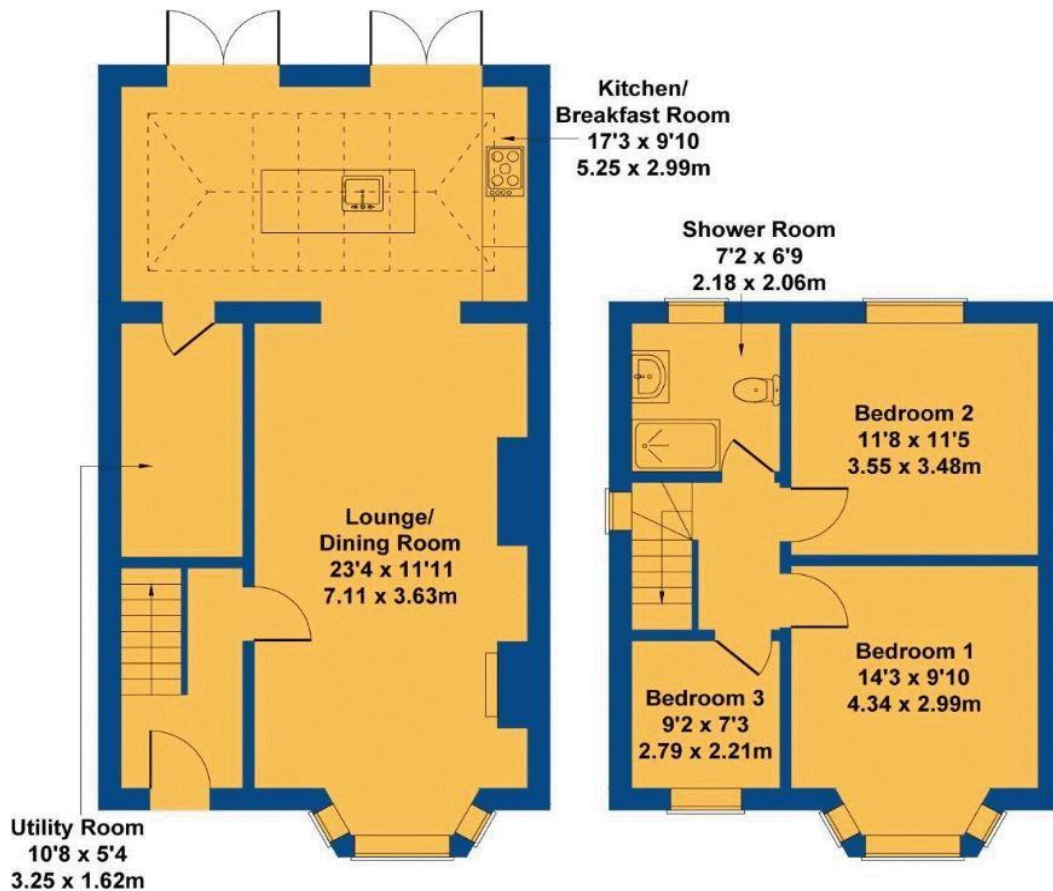
BEDROOM 3/DRESSING ROOM (9'5" x 7'3"), fitted carpet, fitted ceiling, light and large window to front elevation with shutter blind to remain.

Recently fitted FAMILY SHOWER ROOM (7' x 6' 10"), decorative tiled floor, modern low-level WC, wall mounted honed stone sink with mixer tap and backlit LED mirror over, large fully tiled walk-in rainfall shower enclosure (mains fed with) LED spotlights to ceiling and frosted window with built-in shutters to remain.

Fully enclosed rear garden is made up of a sandstone paved seating area running through to a split level decked area with additional seating, pergola and inset hot tub to remain with a 4G grass lawn, green house with lockable side gate to rear and access to an independent, insulated, timber framed, OUTHOUSE/HOME OFFICE (14' 8" x 7'4"), fitted carpet to remain, skimmed and painted walls and ceiling, Upvc French doors, with blinds to remain, additional side window. Outside the outbuilding benefits from electric and lighting, a pop hits, rubberised roof and guttering. Elevated far-reaching views look over the town and directly to the Bristol Channel.

68 Tynewydd Road

Approximate Gross Internal Area
969 sq ft - 90 sq m





Directions

From our Cowbridge offices travel in an Easterly direction up the High Street through the traffic lights filtering onto the A48 heading towards Cardiff. Drive through Bonvilston and before reaching St Nicholas, at the traffic lights, turn right onto the five mile lane. Follow this road to Barry on reaching a large roundabout take the 2nd exit onto Pontypridd Road. On reaching the next roundabout take the 1st exit onto Jenner Rd and at the mini roundabout take the 2nd exit onto Barry Rd proceed along the road and at the next roundabout take the 3rd exit onto Ty Newydd Road, pass the school on your left and after a short distance No.68 will be on your left hand side as indicated by our 'For Sale' board.

Tenure

Leasehold

Services

Mains electricity, gas, water and sewage
Council Tax Band D
EPC Rating D

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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