

# KNIGHTS



Residential & Commercial Sales and Letting Agents



## Tan Y Fron

, Barry, CF62 6QQ

£465,000

This stunning three-bed extended semi-detached property is now available with KNIGHTS. It is the perfect family home boasting great family living areas, large garden, open kitchen/diner and many unique features, situated on the highly desirable Garden Suburb development in the West end of Barry enjoying sea views.

Property briefly comprising; Large open kitchen/living area, two reception rooms, shower room and utility room to the ground floor. Master bedroom benefitting from fitted wardrobes, a further two bedrooms as well as a family bathroom to the first floor. Larger than average South facing rear garden with stunning sea views. Off road parking for multiple vehicles.

### Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



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## ENTRANCE

Via composite door with glass panel.

## HALLWAY

Double glazed velux window. Double glazed window to the front elevation. Stairs rising to first floor landing with fitted carpet. Upright radiator. Wooden floor. Doors off to all rooms.

## RECEPTION ROOM ONE

9'11" x 10'11"

UPVC double glazed window to the front elevation. Fireplace with space for log burner. Radiator. Wooden flooring.

## RECEPTION ROOM TWO

12'11" x 12'1"

Coving to ceiling. Feature log burner in situ and tiled hearth. Radiator. Wooden flooring. Open to;

## OPEN LIVING SPACE

24'2" x 13'11"

Large UPVC double glazed bi-folding doors to the rear garden overlooking and leading out to the garden. Double glazed velux window. Spotlights to ceiling. Radiator. Continuation of the wooden flooring. Open to;

## KITCHEN

14'5" x 12'2"

Modern range of white wall and base units with wooden worktops over. Stainless steel one and a half bowl sink and drainer with mixer tap over. Tiling to splash back areas. Built in eye-level microwave and oven. Four ring gas hob with extractor fan above. Integrated fridge/freezer. Integrated dishwasher. Radiator. Continuation of the wooden flooring.

## SHOWER ROOM

Double glazed Velux window to ceiling. Spotlights. Tiling to all walls. Walk-in double shower with waterfall shower head. Feature inset storage with lighting. Extractor fan. Wash hand basin with mixer tap over. Chrome towel header. Tiling to floor.

## UTILITY ROOM/ W/C

UPVC double glazed window to the side elevation. Spotlights to ceilings. Work surfaces with in set sink and mixer tap over. Storage cupboard. Plumbing for washing machine and room for tumble dryer. Low level w/c. Radiator. Wooden flooring.

## FIRST FLOOR LANDING

UPVC double glazed windows to the front and side elevation. Radiator. Fitted carpet. Doors off to all rooms.

## BEDROOM ONE

13'2" x 12'2"

UPVC double glazed window to the rear elevation with great sea views. Built in wardrobes. Built in cupboard housing the boiler and additional storage. USB power points. Radiator. Fitted carpet.

## BEDROOM TWO

10'11" x 9'11"

UPVC double glazed window to the front elevation. USB power points. Radiator. Fitted carpet.

## BEDROOM THREE

8'8" x 7'0"

UPVC double glazed window to the rear elevation with sea views. Spotlights to ceiling. Radiator. Fitted carpet.

## FAMILY BATHROOM

Obscure double glazed window to the rear elevation. Spotlights to ceiling. Modern white suite comprising; bath with twin taps and mixer shower over, wash hand basin set into vanity unit with mixer tap over and low level w/c. Chrome effect ladder radiator. Fully tiled to walls and underfloor heating.

## OUTSIDE

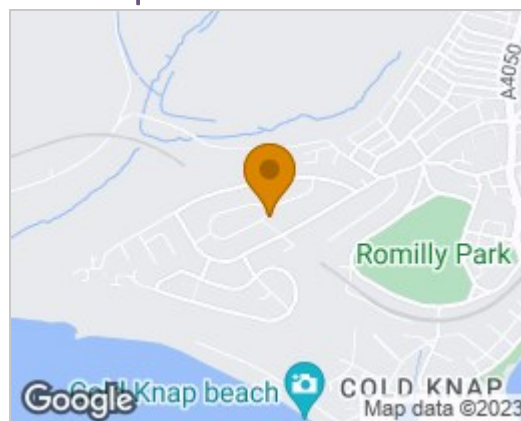
### FRONT ELEVATION

Raised driveway with off road parking for up to three vehicles. Pathway leading to front door and side gate.

### REAR GARDEN

Enclosed in mature hedging and fencing. Mainly laid to lawn. Patio area with decking. Gate to the side allowing access to front elevation. Outside water tap.

## Area Map



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