





## Baronswell

West Aberthaw, Barry

A rare opportunity to acquire a detached bungalow with and adjacent field (ref 4545 adjacent to title number CYM93931). Baronswell, West Aberthaw, Vale of Galmorgan, is located in a rural position with superb countryside views surrounding it, and is within easy reach of the shops and amenities of St Athan, Llantwit Major and Rhoose, and the Heritage Coastline with its beaches. The property comprises; entrance porch and hallway, sitting room, kitchen/diner, utility room, cloakroom/WC, 4 double bedrooms, family bathroom and WC. Outside there are a number of work sheds, driveway providing ample off road parking for a number of vehicles and gardens laid to lawn. The property enjoys oil central heating, LPG gas for cooking, and UPVC windows and doors. Its is only a desire to downsize in retirement that has lead to the sale. Viewings are highly recommended to full appreciate the rural setting, internal space, and the plot available.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



## Baronswell

West Aberthaw, Barry

- DETACHED BUNGALOW.
- 4 BEDROOMS.
- IMPRESSIVE DRIVEWAY AREA.
- OUTBUILDINGS/WORKSHOPS.
- GARDENS. UPVC.
- UTILITY. CLOAKROOM/WC.
- ADJACENT PLOT OF LAND.
- EPC E52.





### Entrance Porch

UPVC French entrance doors. Opaque glazed door to hallway.

### Hallway

Loft access. Doors to bedrooms, sitting room, WC and bathroom.

### Kitchen/Diner

12' 7" x 15' 9" (3.84m x 4.80m)

UPVC windows to rear. One and a half bowl sink with mixer tap. Stoves Newhome gas (LPG) range 7 burner cooker with hood. Radiator. Built in fridge/freezer. Space for dishwasher. Ceramic floor tiles. Space for table and chairs. Door to utility room.

### Utility Room

7' 11" x 9' 11" (2.41m x 3.02m)

Opaque UPVC door to rear. UPVC window to side and rear. Ceramic floor tiles. Fitted work surface with stainless steel sink with mixer tap. Space for white goods. Free standing oil boiler (serviced February 2025) providing the central heating. Door to cloakroom/WC. Radiator. Storage cupboard.

### Cloakroom/WC

5' 6" x 3' 0" (1.68m x 0.91m)

UPVC opaque window to side. Radiator. Low level WC. Ceramic floor tiles.

### Sitting Room

19' 5" x 17' 2" (5.92m x 5.23m)

UPVC windows to front and side with stunning views of the local countryside. Radiators.

### Family Bathroom

5' 11" x 9' 2" (1.80m x 2.79m)

UPVC opaque window to rear. Panelled bath with mixer shower attachment. Shower enclosure with mixer shower. Wash hand basin. Radiator.

### WC

5' 5" x 2' 11" (1.65m x 0.89m)

UPVC opaque window to rear. Low level WC.



**WC**

5' 5" x 2' 11" (1.65m x 0.89m)

UPVC opaque window to rear. Low level WC.

**Bedroom 1**

13' 9" x 10' 11" (4.19m x 3.33m)

UPVC window to front. Radiator. Built in wardrobes.

**Bedroom 2**

11' 10" x 8' 9" (3.61m x 2.67m)

UPVC window to rear. Radiator. Built in wardrobes.

**Bedroom 3**

12' 3" x 10' 8" (3.73m x 3.25m)

UPVC window to front. Radiator. Built in wardrobes.

**Bedroom 4**

10' 9" x 9' 2" (3.28m x 2.79m)

UPVC window to side. Radiator.





## **GARDEN**

Gardens to the front and rear.

## **GARAGE**

Single Garage

## **DRIVEWAY**

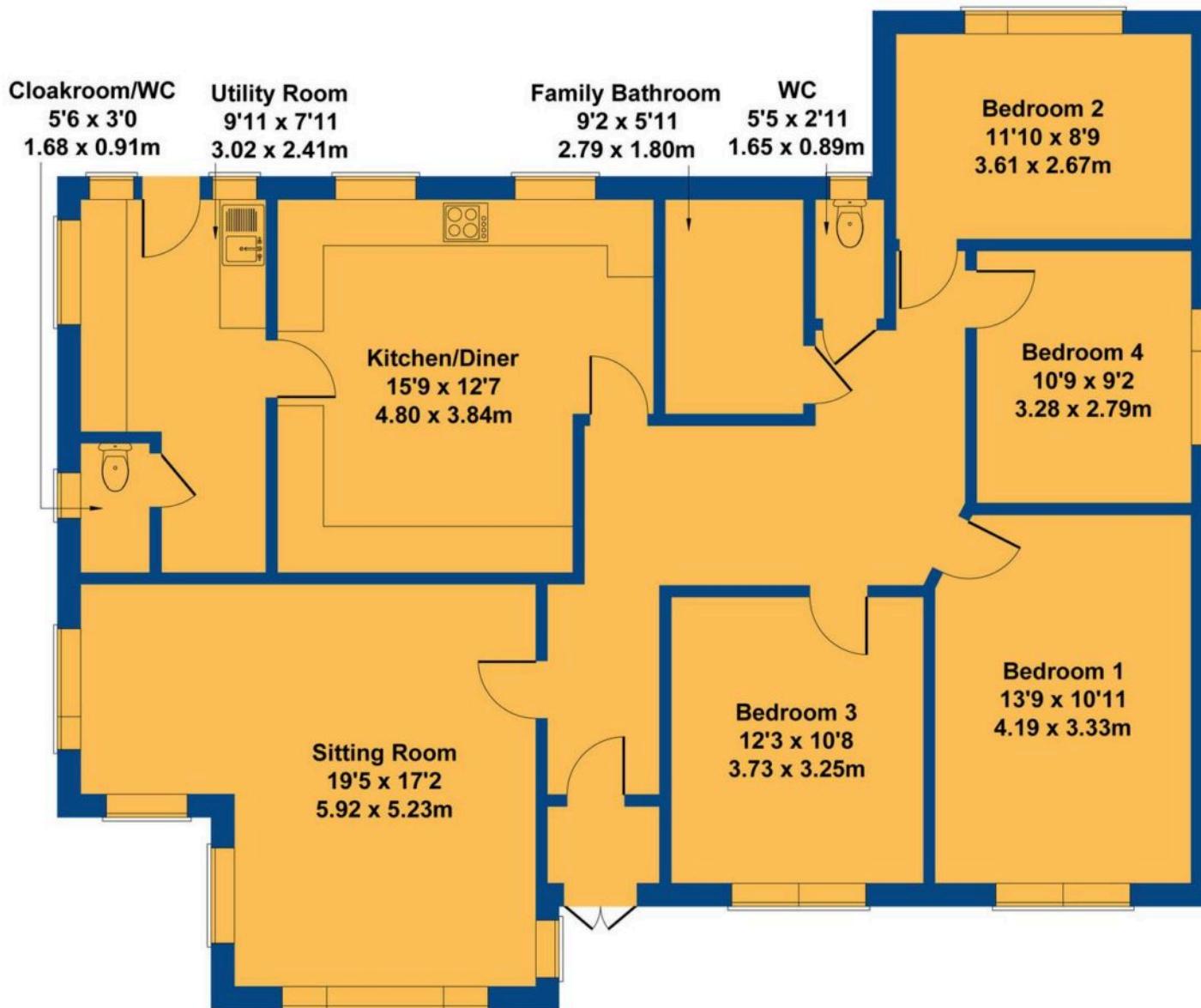
4 Parking Spaces





# Baronswell

Approximate Gross Internal Area  
1507 sq ft - 140 sq m



Not to Scale. Produced by The Plan Portal 2025  
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HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.