





## 33 Bron Awelon

Barry, Barry

Beautifully renovated three bedroom semi-detached home located in the highly sought-after garden suburb. Modern kitchen, stylish bathroom, log burner, parquet floors, garage, triple drive and a generous plot with a south facing rear garden!

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- SOUGHT AFTER GARDEN SUBERB LOCATION
- THREE BEDROOM SEMI-DETACHED PROPERTY
- RENOVATED THROUGHOUT
- LOG BURNER TO LOUNGE
- MODERN FITTED KITCHEN
- MODERN GROUND FLOOR WC AND FIRST FLOOR BATHROOM
- GENEROUS PLOT WITH LARGE GARDEN TO THE FRONT AND A SOUTH FACING REAR GARDEN
- GARAGE AND TRIPLE DRIVEWAY
- EPC E45
- CATCHMENT FOR ROMILLY PRIMARY SCHOOL AND WHITMORE HIGH SCHOOL



### **Porch**

6' 4" x 4' 0" (1.93m x 1.21m)

Tiled flooring, smooth walls and a smooth ceiling. Front aspect windows, a radiator and a glazed wooden door giving access to the hallway.

### **Hallway**

6' 9" x 5' 11" (2.05m x 1.81m)

A continuation of the tiled flooring from the porch, smooth walls and a smooth coved ceiling. A radiator and doors giving access to a WC, kitchen and the lounge/diner. A carpeted staircase gives access to the first floor.

### **Lounge**

13' 0" x 11' 11" (3.96m x 3.64m)

Wooden parquet flooring, smooth walls and a smooth coved ceiling. A feature log burner set upon a stone hearth with a brick fireplace and a rustic real wood mantel beam above. A radiator, a uPVC glazed door giving access to the garden and two rear aspect windows. Open to the dining room. Measurements have been taken into the recesses either side of the chimney breast.

### **Dining Room**

12' 11" x 10' 10" (3.93m x 3.31m)

A continuation of the wooden parquet flooring, smooth walls and a smooth coved ceiling. A modern vertical radiator, a wooden door giving access to a storage cupboard and a large front aspect bay window with a built-in window seat with storage beneath. Measurements have been taken into the bay.





### Dining Room

12' 11" x 10' 10" (3.93m x 3.31m)

A continuation of the wooden parquet flooring, smooth walls and a smooth coved ceiling. A modern vertical radiator, a wooden door giving access to a storage cupboard and a large front aspect bay window with a built-in window seat with storage beneath. Measurements have been taken into the bay.

### Kitchen

12' 2" x 8' 9" (3.72m x 2.66m)

Tiled flooring, smooth walls and a smooth coved ceiling. A rear aspect window and a window looking through into the rear lobby. The kitchen comprises a good range of modern green eye and base level units with complimenting solid walnut worktops. A butler sink is inset with a gold mixer tap overtop. Space for a large range oven (to remain). Integrated appliances include a dishwasher, a fridge/freezer, and an extractor hood. A wooden glazed door gives access to the rear lobby.

### Rear Lobby

3' 8" x 3' 0" (1.13m x 0.91m)

Tiled flooring, smooth walls and a smooth ceiling. A wood effect uPVC door with opaque glazing gives access into the garden. Open to an understairs cupboard used as a utility space. The cupboard has brick walls and tiled flooring. A butler sink with stainless steel pillar taps overtop and a tiled splash back. Space and plumbing for a washing machine and a Baxi wall-mounted combi boiler.

### WC

5' 7" x 2' 10" (1.71m x 0.87m)

Tiled flooring, smooth walls and a smooth coved ceiling. A side aspect opaque window and a chrome towel radiator. A two-piece white suite comprising a close-coupled WC and a wall-mounted washbasin with stainless steel pillar taps over top and a tiled splash back.



### Landing

A carpeted staircase leads up to a carpeted landing. The landing has smooth walls and a smooth ceiling. A side aspect window, a front aspect window, a radiator and doors giving access to three bedrooms and a bathroom.

### Bedroom One

12' 3" x 10' 11" (3.73m x 3.32m)  
Carpeted with smooth walls and a smooth coved ceiling. A fitted wardrobe along the full length of one wall, a radiator and a rear aspect window. Measurements exclude the depth of the fitted wardrobe.

### Bedroom Two

10' 11" x 9' 11" (3.33m x 3.03m)  
Carpeted with wallpapered walls and a smooth ceiling. A front aspect window and a radiator.

### Bedroom Three

8' 9" x 7' 0" (2.66m x 2.13m)  
Exposed wooden floorboards, smooth walls and a smooth ceiling. A rear aspect window and a radiator.

### Bathroom

6' 0" x 4' 10" (1.83m x 1.48m)  
Tiled flooring, full-height wall tiling and a smooth coved ceiling. An opaque rear aspect window and a black towel radiator. A three-piece white suite comprising a close-coupled WC, a vanity washbasin with a black mixer tap over top and a white P-shaped bath with black mixer tap over top, a black rainfall thermostatic shower inset and a glass shower screen.





## FRONT GARDEN

A spacious front garden largely laid to lawn, fully enclosed by a mixture of brick walls and timber fencing.

## GARDEN

A south facing rear garden, largely laid to lawn with an area of patio ideal for al-fresco dining. Bordered by well-established hedging. A fire wood store, raised beds and side access.

## GARAGE

Single Garage

A garage with light, power and an inspection pit.

## DRIVEWAY

3 Parking Spaces

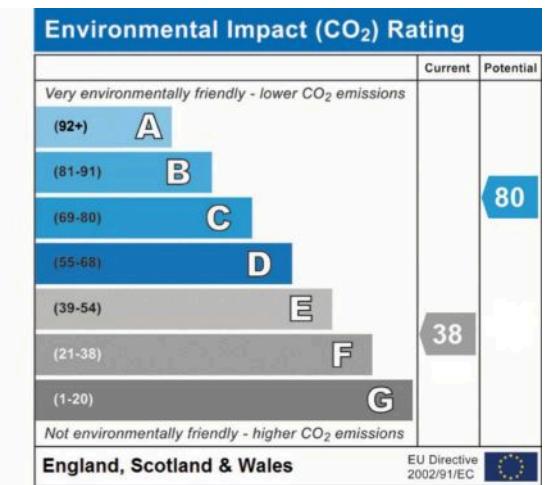
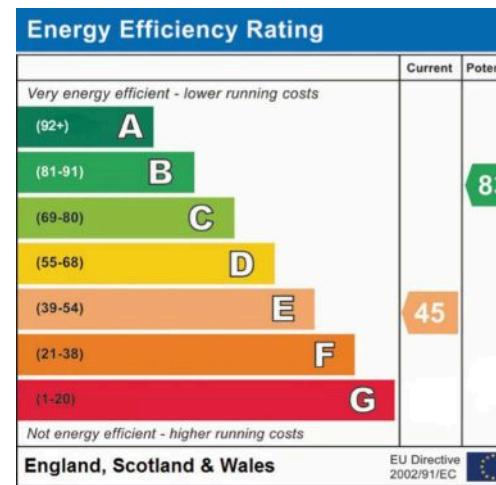
A large driveway with ample space for up to three vehicles.







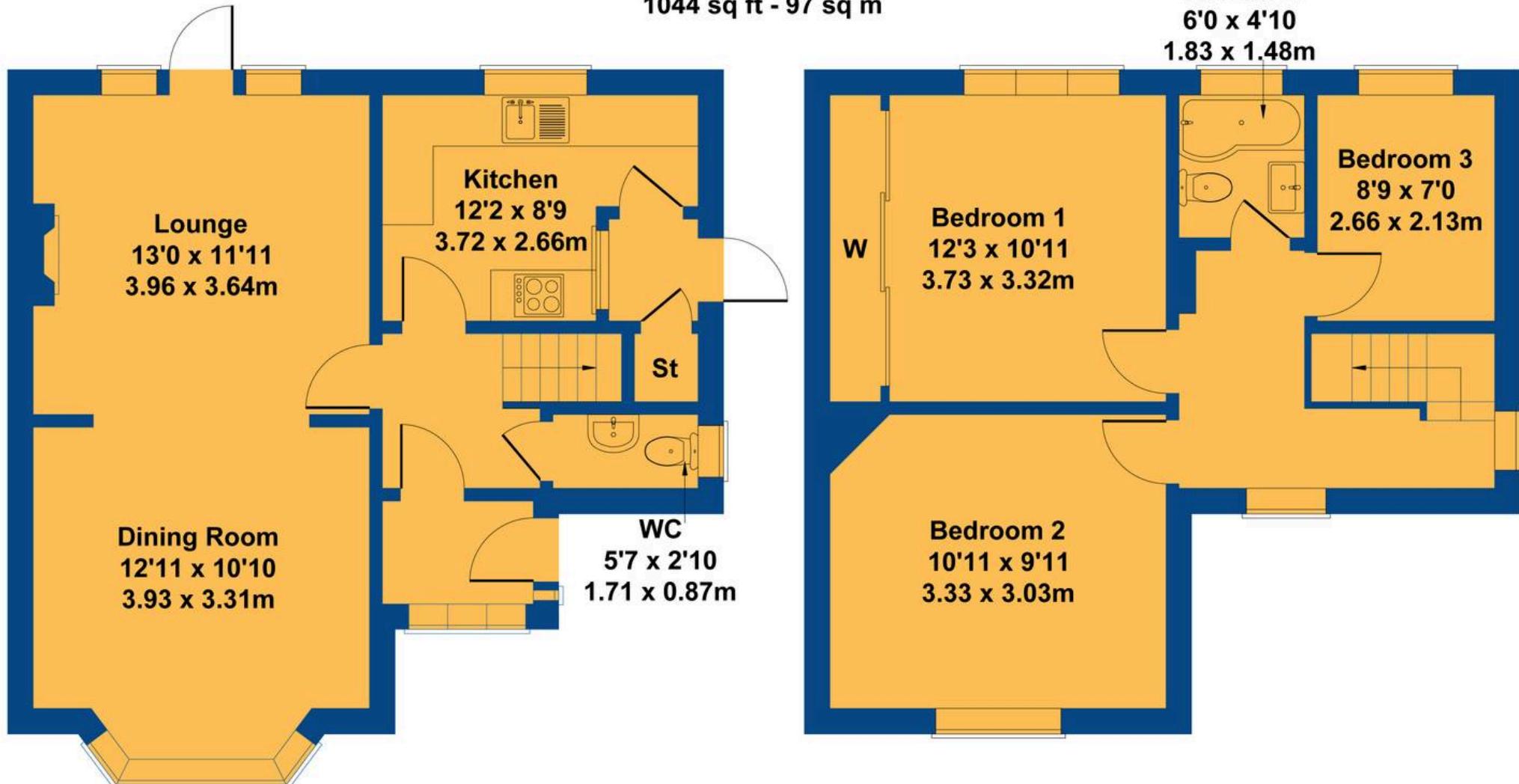




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Approximate Gross Internal Area

1044 sq ft - 97 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



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