





30 Aberaeron Close

Barry, Barry

Spacious four bedroom semi-detached property set upon a large corner plot complete with a modern kitchen, versatile conservatory, high-spec first floor bathroom, generous garden and driveway. Ideal for families!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- FOUR BEDROOM SEMI-DETACHED
- CORNER PLOT
- SPACIOUS LOUNGE WITH BAY WINDOW
- LARGE MODERN FITTED KITCHEN
- CONSERVATORY
- MODERN FIRST FLOOR BATHROOM
- THREE DOUBLE BEDROOMS, ONE SINGLE BEDROOM
- GENEROUS REAR GARDEN COMPLETE WITH PERGOLA AND HANDY BRICK-BUILT STORAGE SHED
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR ONE LARGE VEHICLE OR TWO SMALLER VEHICLES
- EPC TBC





Hallway

Entrance into the property via a composite front door with opaque glazing into an entrance hallway. The hallway has tiled flooring, smooth walls and a textured coved ceiling. There is a radiator, a carpeted staircase giving access to the first floor and doors leading off to a WC, lounge, kitchen/diner and an understairs storage cupboard.

WC

4' 5" x 2' 9" (1.34m x 0.85m)

Tiled flooring, half-height wall panelling with the remainder of the walls being papered and a textured ceiling. There is a two-piece white suite comprising a WC with a push-button flush and a white wash basin mounted onto a vanity unit. There is a stainless steel mixer tap over top and tiled splashback. There is also a front aspect opaque window and a chrome towel rail.

Lounge

16' 6" x 12' 0" (5.04m x 3.65m)

Carpeted with smooth walls and a smooth coved ceiling. There is a large front aspect bay window and two radiators.

Kitchen/Diner

18' 8" x 10' 6" (5.68m x 3.19m)

Tiled flooring, smooth walls and a textured ceiling. The kitchen comprises a good range of matching eye and base level units with complementing real wood worktops. There is a stainless steel one-and-a-half bowled sink inset with a stainless steel mixer tap ovetop and a tiled splashback. There is space for a large range oven, space for an American-style fridge/freezer and space for a washing machine. There is an integrated extractor hood and dishwasher. There is a rear aspect window. Open to the conservatory.





Conservatory

11' 5" x 10' 5" (3.48m x 3.17m)

A continuation of the floor tiling from the kitchen/diner, smooth walls and uPVC double-glazed windows. Double opening French doors giving access to the garden. An electric wall-mounted heater. Ample space for a dining table and chairs or lounge furniture as desired.

Landing

A carpeted staircase leads up to a carpeted L-shaped landing. There are smooth walls with a feature papered wall and a textured covered ceiling. Doors lead off to four bedrooms, a family bathroom and a storage cupboard. There is also loft access with a pull-down ladder, the loft is partly boarded for storage.

Bedroom One

11' 5" x 9' 9" (3.48m x 2.96m)

Carpeted with smooth walls and a textured covered ceiling. There is a rear aspect window and a radiator.

Bedroom Two

10' 8" x 9' 2" (3.26m x 2.80m)

Carpeted with smooth walls and a textured covered ceiling. A front aspect window and a radiator.

Bedroom Three

10' 9" x 6' 11" (3.27m x 2.10m)

Carpeted, smooth walls with a feature papered wall and a textured covered ceiling. There is a rear aspect window and a radiator.

Bedroom Four

7' 9" x 7' 6" (2.35m x 2.29m)

Carpeted with smooth walls and a textured covered ceiling. There is a front aspect window, a radiator and built-in storage over the stairs.





Family Bathroom

9' 4" x 8' 2" (2.85m x 2.50m)

Wood effect flooring, half height wall tiling with the remainder of the walls being smooth and a smooth ceiling with spotlights. There is a white suite comprising a combined sink and WC unit, a walk-in shower cubicle with a glass shower screen and a black rainfall shower inset and a standalone bath with a freestanding black mixer tap and rinser. A black heated towel rail, a side aspect opaque window and an extractor fan.

Front Garden

The front of the property is fully enclosed by low brick walls and a cast iron pedestrian access gate. A path leads to the front door. The front garden is laid to gravel with well established trees.

Garden

Step out of the French doors from the conservatory onto an initial patio area. To the right there is a pergola with ample space for outdoor seating. To the left there is a large area of lawn, bordered by raised flower beds filled with well-established trees and shrubbery, as well as seasonal flowers. There is also a large brick-built storage shed and a wooden gate providing access to the driveway located to the side of the property.

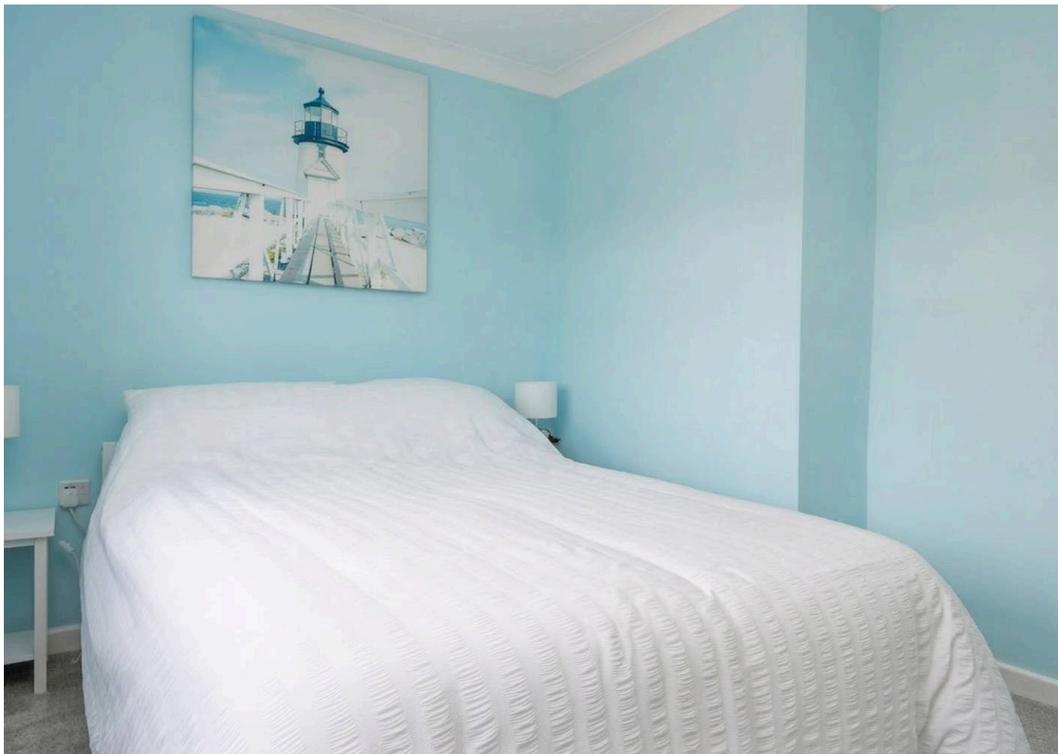
DRIVEWAY

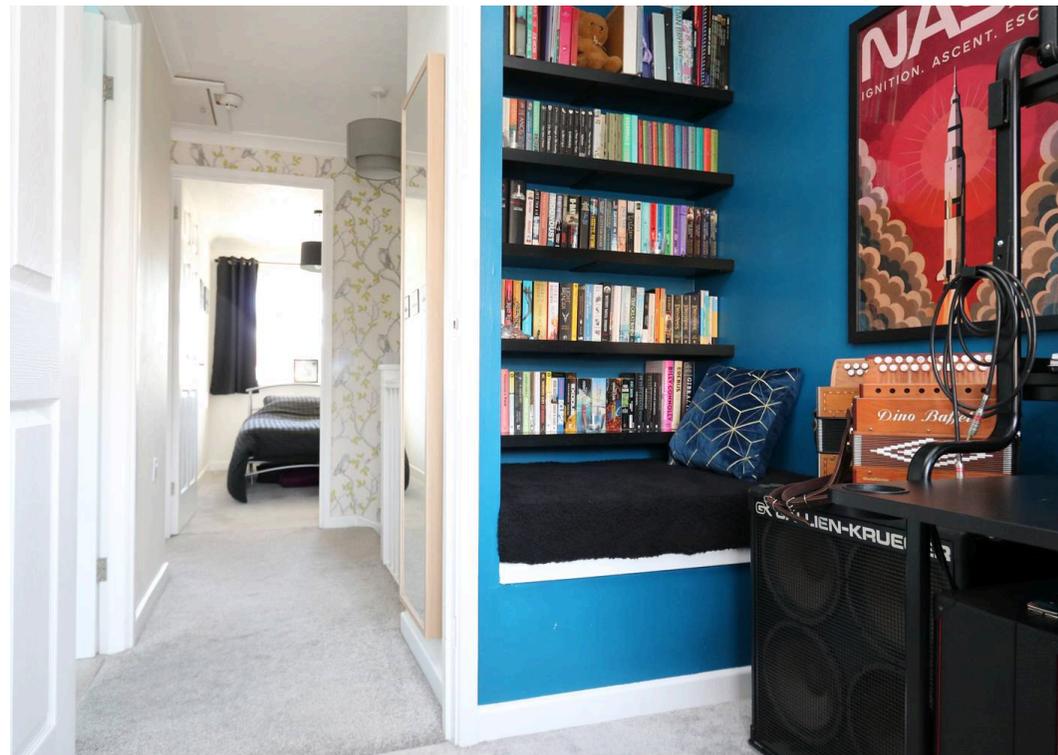
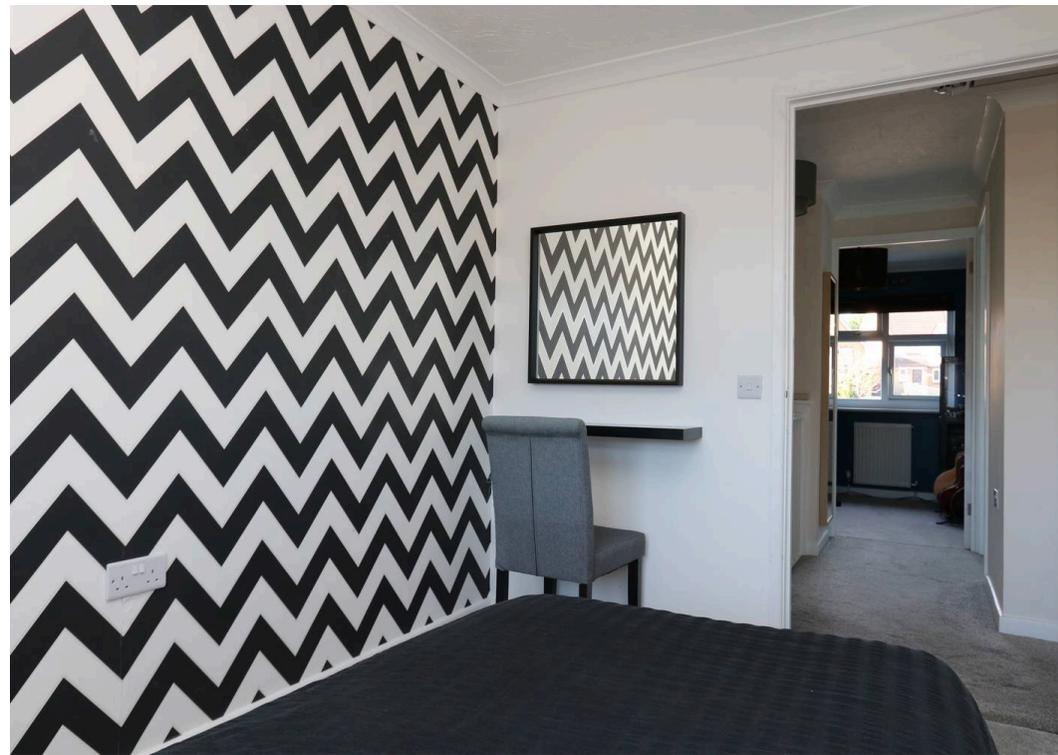
2 Parking Spaces

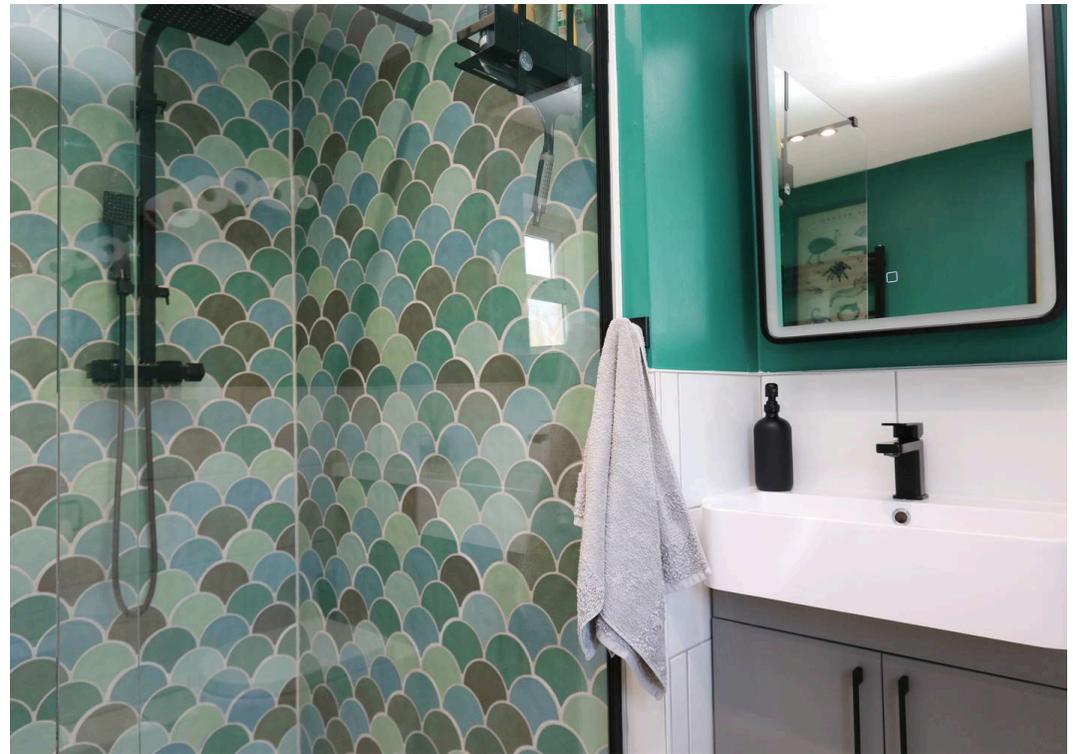
A long driveway providing off road parking for one large vehicle or two smaller vehicles.

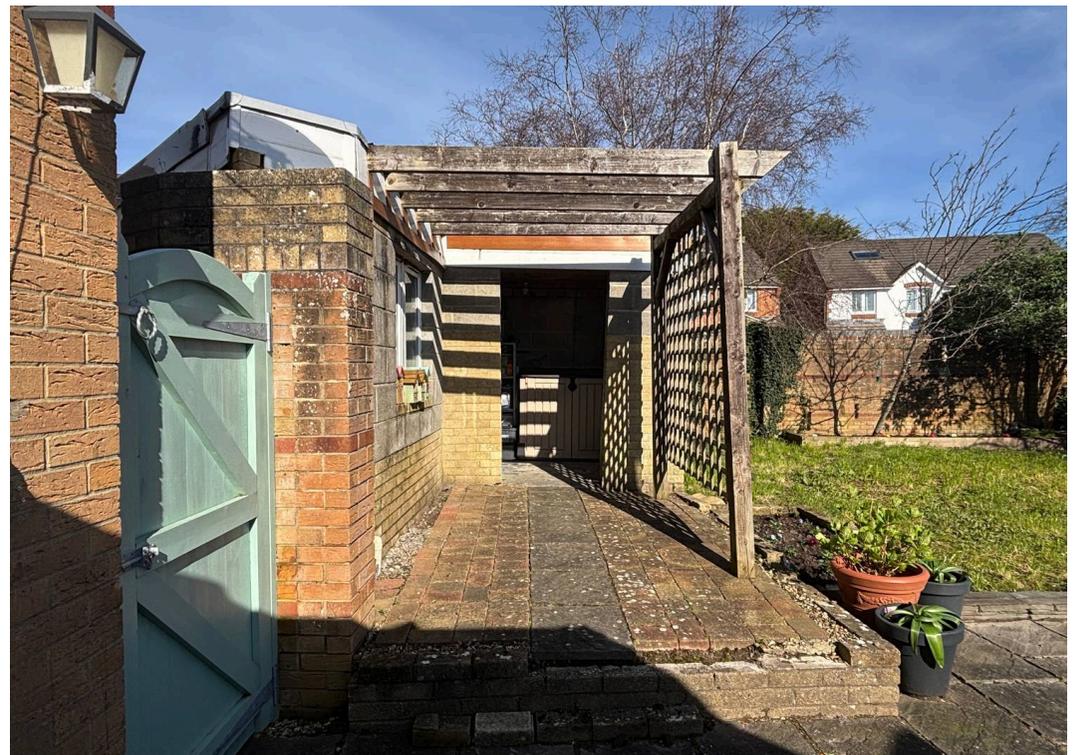
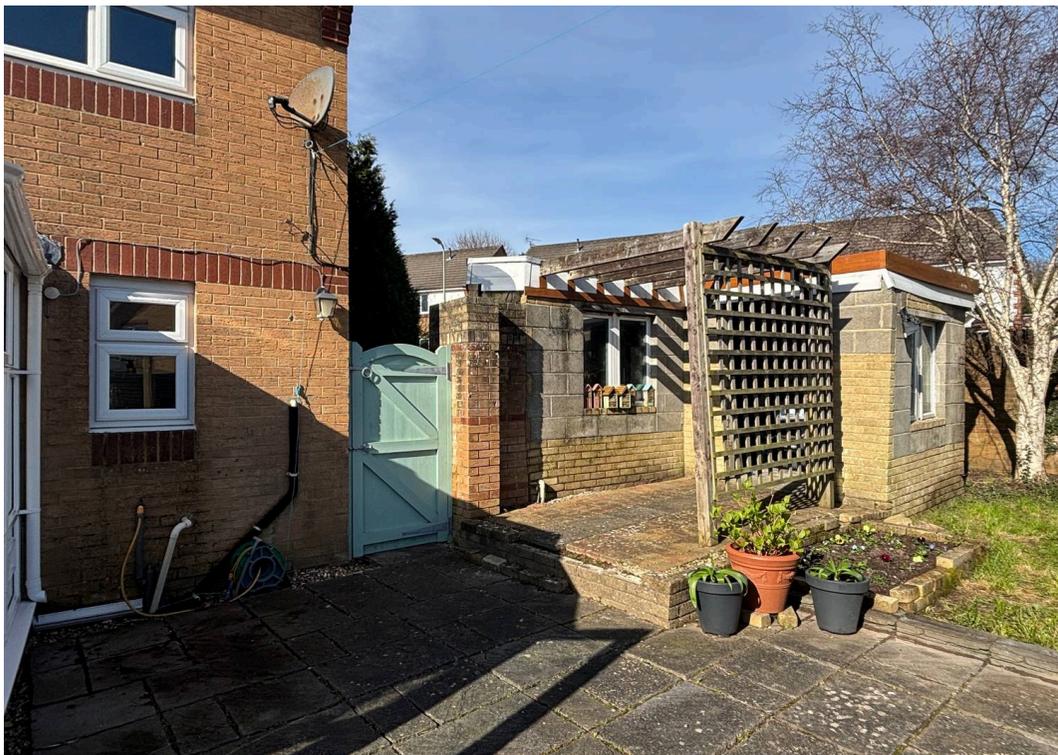






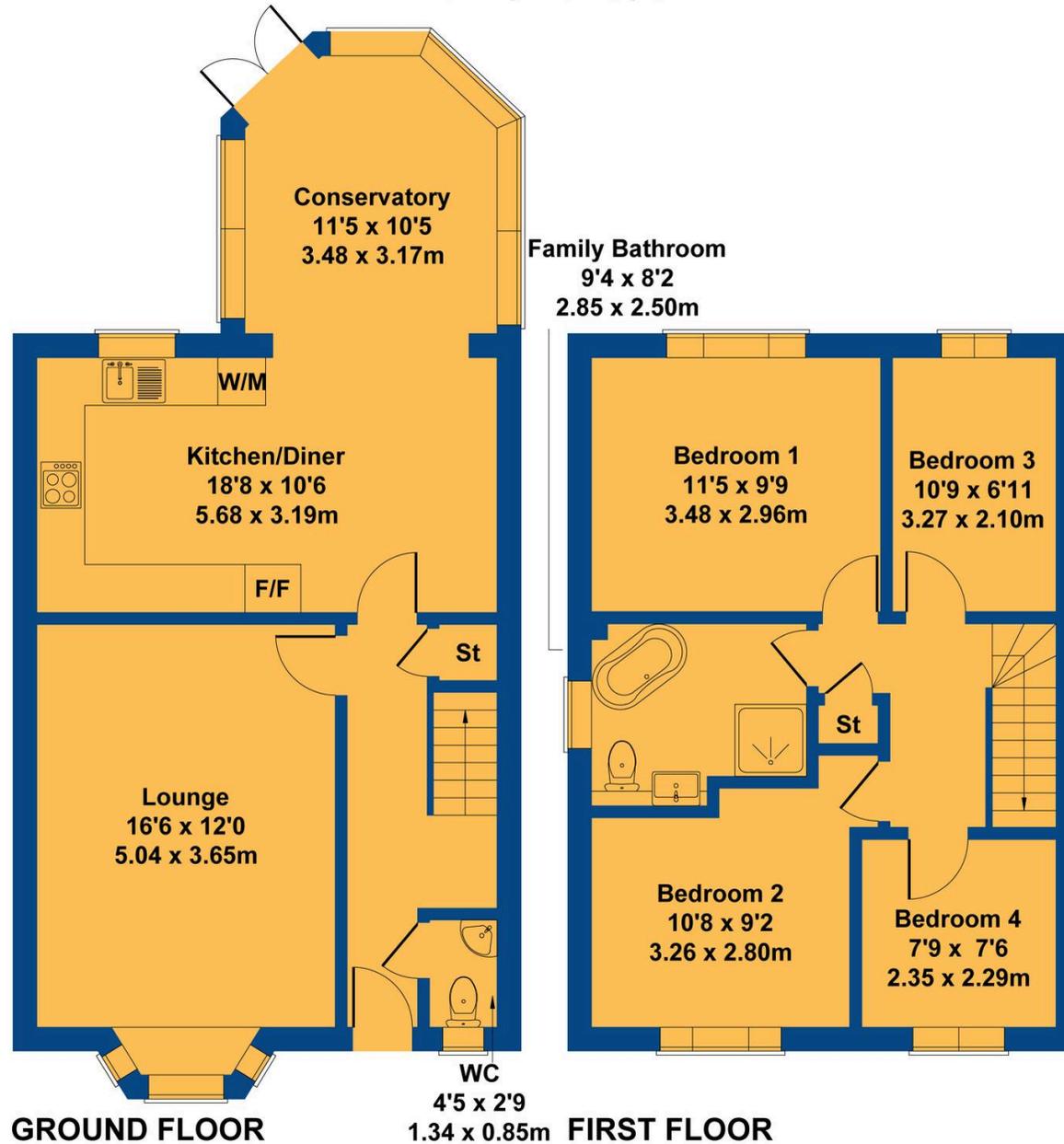






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Approximate Gross Internal Area
1173 sq ft - 109 sq m



Not to Scale. Produced by The Plan Portal 2026
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