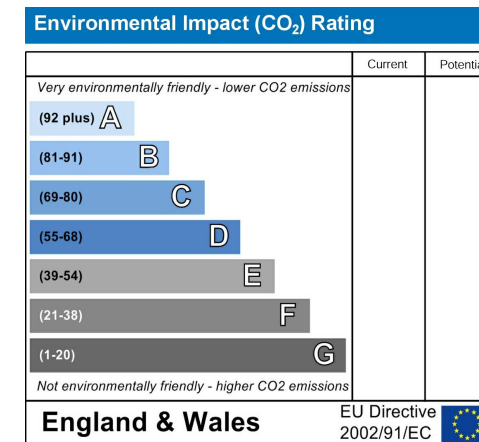
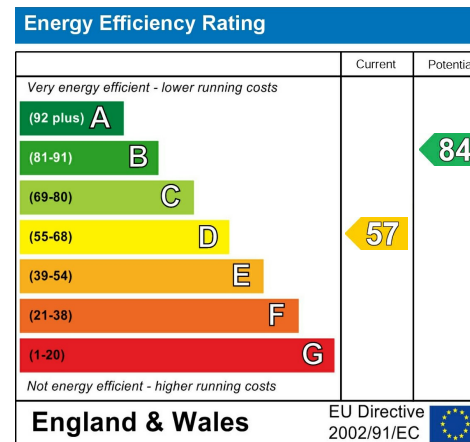


**Property Name:**  
**Brynawel Buttrills Road**  
**Barry**  
**Glamorgan**  
**CF62 8EG**

**Price:**  
**£450,000**

**Qualifier:**  
**Asking price**



## The Bullet Points

- Spacious 4-bedroom detached property
- Separate dining room with French doors to the garden
- Versatile third reception room for office or playroom
- Expansive rear garden with patio and pond
- Bedrooms 2 and 3 boast stunning sea views
- Vast living room for family gatherings
- Well-appointed kitchen with ample storage
- Downstairs WC and internal access to a lengthy garage
- Additional bricked garage/storage room
- Convenient location on Buttrills Road, Barry



# The Main Text

Situated in the heart of Buttrills Road, Barry, this impressive 4-bedroom detached property offers a perfect blend of spacious interiors and delightful outdoor spaces.

Upon entering, you are greeted by an indoor porch leading to the welcoming entrance hall, setting the tone for the expansive living spaces. The generously proportioned living room spans the length of the house, providing an ideal setting for family gatherings and entertaining.

A separate dining room, easily accommodating a dining table and chairs, features French doors that open to the rear garden, seamlessly connecting indoor and outdoor living.

The kitchen is practical and offers ample storage space and room for electrical appliances. With the potential to open into a kitchen/diner, this space invites creativity and customization. Adding to the property's versatility is a third reception room, perfect for home office or playroom use.

Convenience is key with a downstairs WC, internal access to the garage, and ample under-stairs storage. The garage is of a considerable length, providing additional storage or parking space.

Step outside into the expansive garden, a haven with diverse areas catering to different needs. A bricked garage/storage room, a welcoming patio for hosting guests, a tranquil pond, and a grassy area with a hideout under a tree offer opportunities for relaxation and recreation.

Heading upstairs, a spacious and airy landing leads to the family bathroom, featuring a separate bath and shower. All bedrooms are generously sized with double+ layouts, easily accommodating wardrobes, cupboards, and double beds. Bedrooms 2 and 3 boast picturesque sea views and spectacular vistas over Barry, adding a touch of serenity to your daily life.

This property on Buttrills Road is not just a house; it's a well-designed home that combines functionality with charm, offering a lifestyle that caters to family living and entertaining. Take advantage of the opportunity to make this property your own

## Additional Information

Type of home: Detached House

Tenure: Freehold

Council tax band: E

Borough: Vale of Glamorgan

EPC Rating: D

## The Local Area

Nestled in the heart of Buttrills Road, Barry, this property enjoys a prime location surrounded by a vibrant local community and an array of amenities. The neighbourhood offers a perfect blend of tranquillity and convenience, with nearby parks and green spaces providing opportunities for strolls and outdoor activities. Local schools, shopping centres, and recreational facilities are within easy reach, ensuring a family-friendly environment. Residents can explore the rich history of Barry, with cultural attractions and historical sites adding character to the area. The proximity to transport links ensures seamless connectivity, making accessing neighbouring towns and cities easy. Whether enjoying the scenic beauty of nearby parks or engaging in community events, the local area offers residents a welcoming and fulfilling lifestyle.

## Education

The educational landscape surrounding Buttrills Road, Barry, is diverse and enriching. Families in the area benefit from access to reputable schools catering to various age groups. With a mix of primary and secondary education options, parents can find institutions that prioritize academic excellence and holistic development. The local schools are known for fostering a supportive learning environment, with dedicated teaching staff and modern facilities. Additionally, residents can access educational resources, extracurricular activities, and community events, contributing to a well-rounded educational experience. The commitment to quality education in the vicinity makes this neighbourhood ideal for families seeking a nurturing and academically stimulating environment for their children.

## Transport

The local transport infrastructure around Buttrills Road, Barry, ensures convenient connectivity for residents. The property enjoys proximity to well-established road networks, facilitating easy commuting to neighbouring areas and beyond. Public transportation options, including bus routes, provide efficient links to the town centre and nearby locales. For those commuting by train, the local railway station offers a reliable and swift connection to major cities, making it an ideal choice for daily commuters and those looking to explore the broader region. Whether by road or rail, the well-developed transport options enhance the accessibility and convenience of this location, making it an excellent choice for those seeking seamless connectivity in their daily travels.



**RE/MAX**  
PROPERTY HUB

*Brynawel Buttrills Road, Barry, Glamorgan, CF62 8EG*

# The Photographs

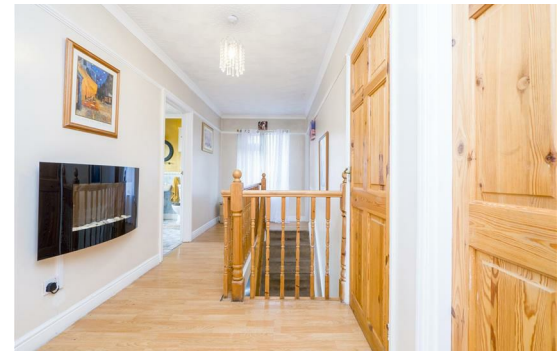
Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



Brynawel Buttrills Road, Barry, Glamorgan, CF62 8EG

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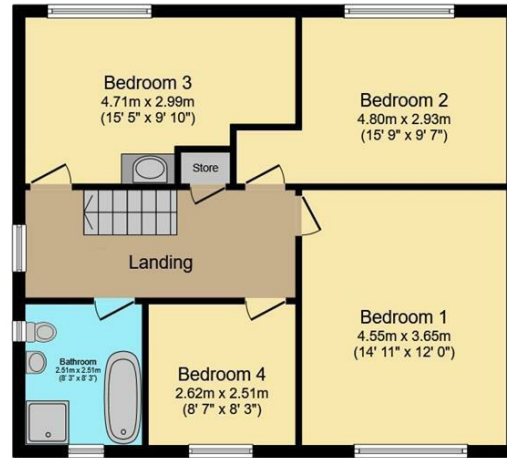
*Brynawel Buttrills Road, Barry, Glamorgan, CF62 8EG*

# The Floorplan

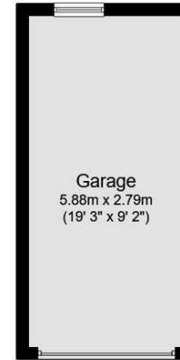
# The Map



Ground Floor



First Floor



Garage



Total floor area 145.1 sq.m. (1,562 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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