

# The Overview

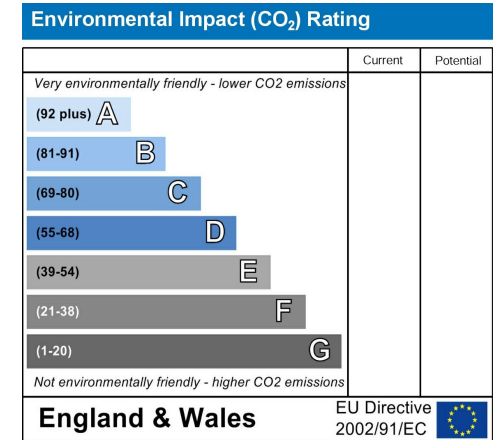
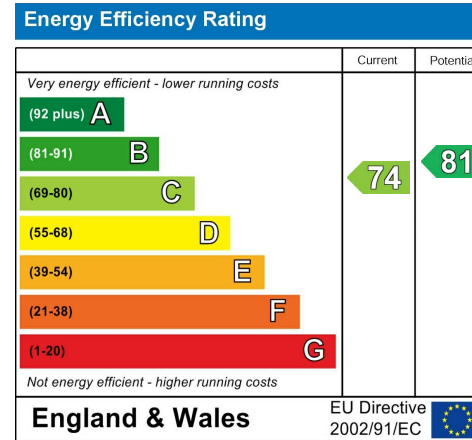
**Property Name:**  
**25 Clos Y Fulfran**  
**Barry**  
**CF62 5DG**

**Price:**  
**£650,000**

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



# The EPC



## The Bullet Points

- Stunning Sea Views
- Modern Kitchen Design
- Cosy Reception Room
- Luxurious En-Suite Bathrooms
- Off-Street Parking
- Five Spacious Bedrooms
- Open-Plan Living/Dining Area
- Utility Room
- Low-Maintenance Garden
- Walking distance to Beaches



25 Clos Y Fulfran, Barry, CF62 5DG

# The Main Text

Situated on picturesque Barry Island, this exceptional five-bedroom detached property offers breathtaking views over Jackson's Bay, blending modern luxury with coastal charm. The house exudes warmth and elegance as you enter through the welcoming porch. The first reception room at the front of the property is cosy and inviting, with patio doors that open onto the front garden—an ideal spot to relax and take in the stunning sea views.

Towards the rear of the property is a spacious second reception room, currently used as a play and games area. Its large patio doors provide easy access to the rear garden, making it a perfect space for family gatherings or entertaining. The kitchen is generously proportioned and showcases a modern design, featuring striking blue cupboards, white marble-effect worktops, and chic gold handles. A double-integrated oven adds appeal, while a door conveniently leads to the rear garden.

The kitchen flows seamlessly into a bright, open-plan living and dining area, where large windows flood the space with natural light. The adjacent utility room, accessible from the dining area, offers ample storage and a workspace with a sink and designated space for a washing machine and dryer. A stylish downstairs toilet completes the ground floor.

On the first floor, you'll find three well-proportioned bedrooms, two of which benefit from built-in wardrobes. One of these rooms also boasts a sleek en-suite shower room adorned with contemporary grey tiles. The family bathroom on this floor mirrors the same modern aesthetic, featuring a bath with an overhead shower and matching grey tiling. A handy storage cupboard is also located on the landing.

The second floor offers two additional spacious bedrooms. The impressive main suite includes a private dressing area with built-in wardrobes and ample storage, leading to a luxurious en-suite bathroom. This opulent space has a freestanding bath, a large walk-in shower, and elegant grey tiling. Further storage space is available on the landing.

Outside, the rear garden is a suntrap, perfect for outdoor relaxation. It features an extensive patio area and a stylish artificial lawn, ideal for alfresco dining or simply unwinding in the sun. The property also benefits from off-street parking.

This exceptional home on Barry Island offers modern living with stunning coastal views.

## Additional Information

Type of home: Detached House

Tenure: Freehold

EPC Rating: C

Council tax band: G

Borough: Vale of Glamorgan

## Local Area

The local area surrounding Clos Y Fulfran is characterised by its vibrant coastal lifestyle and stunning natural beauty. Barry Island is renowned for its picturesque beaches, including the famous Jackson's Bay, which offers golden sands and inviting waters for swimming and sunbathing. The area is rich in outdoor activities, with scenic coastal walks and access to the breathtaking Wales Coast Path, perfect for strolls or energetic hikes. Barry boasts a thriving community with various amenities, including charming cafes, restaurants, and shops catering to diverse tastes. The town is also home to several parks and recreational areas, providing ample opportunities for outdoor leisure. The nearby waterfront promenade is ideal for enjoying a peaceful day by the sea or indulging in various water sports, making Barry and Barry Island perfect destinations for relaxation and adventure.

## Schools

The local area offers a variety of educational options, catering to families with children of all ages. Several well-regarded primary and secondary schools focus on providing quality education and fostering a supportive learning environment. Many schools prioritize a well-rounded curriculum, emphasizing academic achievement, creative pursuits, and physical development. Community involvement is often encouraged, with various extracurricular activities and events that enhance student engagement and promote social skills. Parents can feel confident in the educational opportunities available, making the area attractive for families seeking a nurturing environment for their children's growth and development.

## Local Transport

The local transport options in the area are both convenient and accessible, making it easy to navigate Barry and its surroundings. The town benefits from regular bus services that connect residents to nearby neighbourhoods and attractions, providing a reliable means of transportation for commuters and visitors alike. For those who prefer to travel by train, the nearby railway station offers direct services to Cardiff and other vital destinations, allowing quick and efficient travel to the capital and beyond. Additionally, the area features well-maintained cycling paths and pedestrian-friendly streets, promoting active travel options for those who enjoy walking or biking. Overall, the transport links in Barry enhance the area's appeal for residents and visitors, ensuring seamless connectivity to various amenities and attractions.

## Material Information Reports

You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

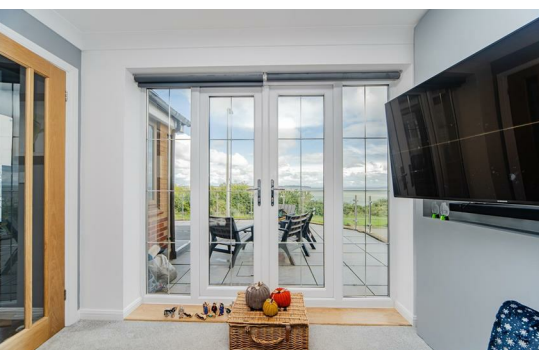
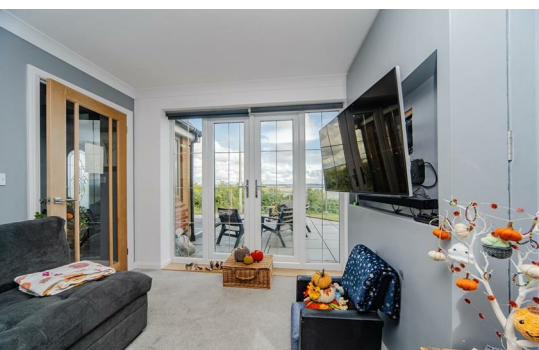
NTSELAT Approved



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# The Photographs

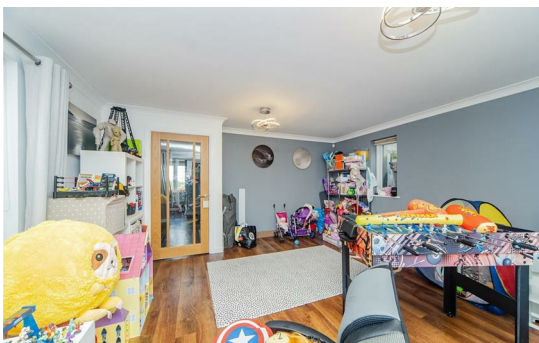
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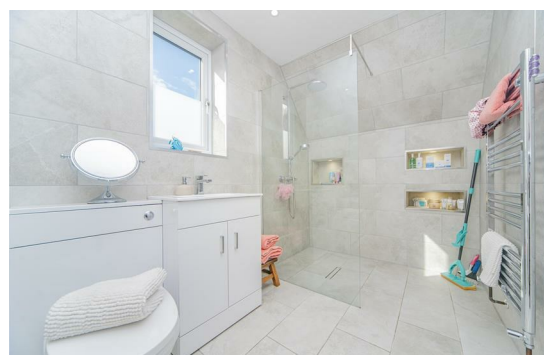
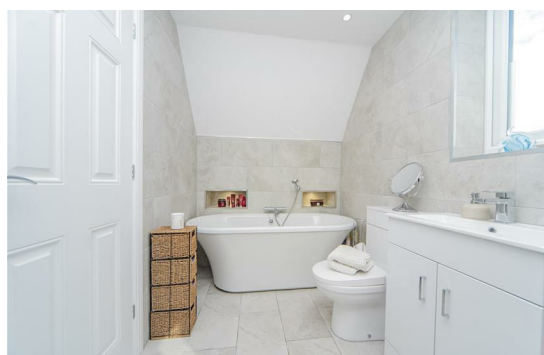
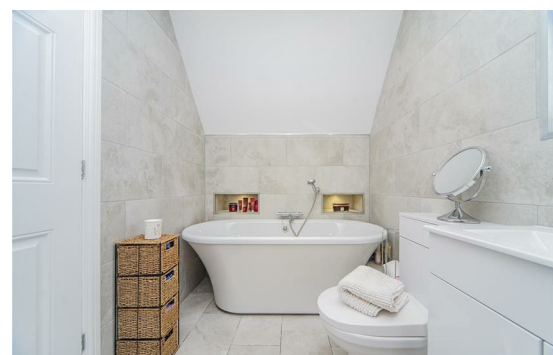
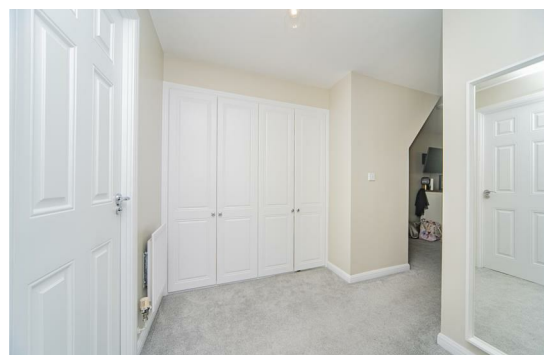
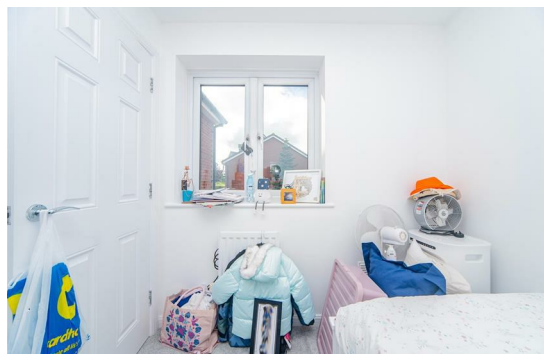


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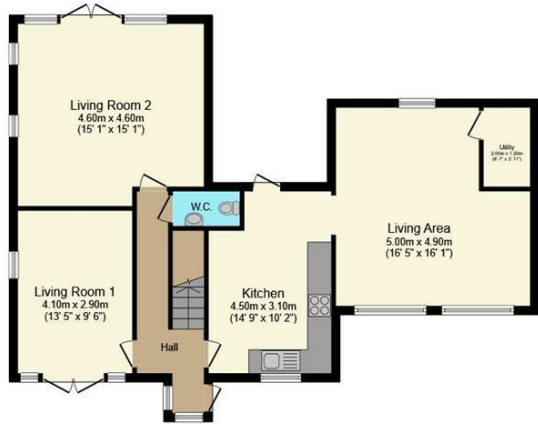
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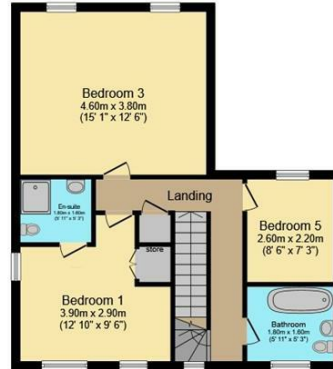


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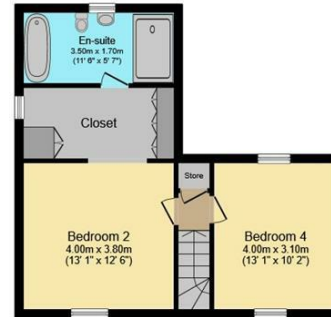
## Ground Floor

Floor area 81.5 m<sup>2</sup> (878 sq.ft.)



## First Floor

Floor area 56.0 m<sup>2</sup> (602 sq.ft.)



## Second Floor

Floor area 43.4 m<sup>2</sup> (468 sq.ft.)

TOTAL: 180.9 m<sup>2</sup> (1,948 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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