



Property Name:
38 Borough Avenue
Barry
CF62 9UU

Price:
£350,000

Qualifier:
Asking price



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	82
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

The Bullet Points

- Impressive five-bedroom semi-detached house
- Beautifully landscaped back garden with patio space and brick shed
- Large family bathroom with separate bath and shower
- Additional double bedroom on the second floor
- Convenient storage options including hallway cupboard and landing storage
- Spacious open-plan kitchen/diner with patio doors to the garden
- Four double bedrooms on the first floor
- Cosy study room for work or relaxation
- Second bathroom with toilet and two sinks
- Off-street parking for multiple vehicles



The Main Text

Welcome to Borough Avenue, Barry, CF62 9UU, a unique blend of spacious living and natural beauty in this impressive five-bedroom semi-detached house. This property stands out with its off-street parking, a rare find in the area.

Upon entry, you're welcomed by an aesthetically pleasing and functional hall with a storage cupboard on the right, perfect for coats and belongings. The first reception room offers a cosy retreat, while at the rear, a spacious open-plan kitchen/diner beckons, designed for both culinary delights and lively gatherings. Patio doors connect the indoor and outdoor spaces, leading to the enchanting back garden.

Moving through the kitchen, you'll find a downstairs toilet and sink, and two additional reception rooms, one with garden access, enhancing the indoor-outdoor flow. The garden is a lush oasis with vibrant plants and blooming flowers, perfect for outdoor relaxation. The ample patio space is ideal for al fresco dining, while the generous grassy area and substantial brick shed at the back offer endless outdoor activities and storage possibilities.

Ascending to the first floor, you'll find four double bedrooms, each offering a comfortable and inviting space for family and guests. A large family bathroom adds a touch of luxury with its separate bath, shower, toilet, and sink facilities. Additionally, a cosy study room on this floor provides a tranquil space for work or relaxation.

Venturing to the second floor, a spacious double bedroom awaits, offering ample space to accommodate all your belongings and more. Adjacent, a generously sized bathroom awaits, boasting toilet facilities and two sinks for added convenience. Completing this floor, a storage cupboard on the landing ensures ample space for belongings.

Additional Information

Type of home- Semi-detached House

Tenure- Freehold

EPC Rating- C

Council tax band- C
Borough- Vale of Glamorgan

Local Area

Nestled in a desirable locale, Borough Avenue enjoys a prime location in Barry, CF62 9UU, offering residents a blend of suburban tranquillity and urban convenience. Situated near local amenities, including shops, supermarkets, and eateries, everyday necessities are easily accessible. Nature enthusiasts will appreciate the nearby parks and green spaces, perfect for leisurely walks or family outings. Whether exploring the natural beauty of the surroundings or enjoying the convenience of city living, this locale offers something for everyone.

Schools

Families residing at Borough Avenue, Barry, CF62 9UU, benefit from a diverse range of educational options within the local area. Nearby, several well-regarded primary and secondary schools provide quality education and nurturing environments for students of all ages. Families can access various schooling choices to suit their preferences and educational needs, whether seeking a traditional curriculum or specialised programs. With dedicated faculty and a focus on academic excellence, these schools offer students the opportunity to thrive and achieve their full potential, ensuring a bright future for the next generation.

Local Transport

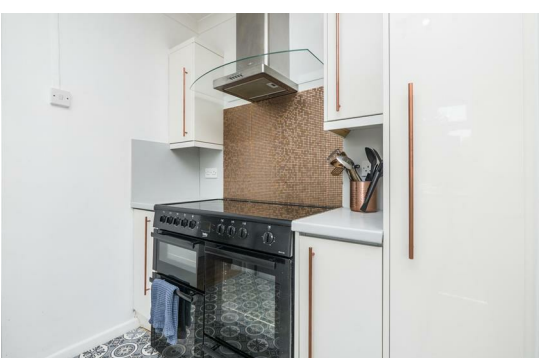
Residents of Borough Avenue in Barry, CF62 9UU, enjoy excellent connectivity thanks to the area's comprehensive transport infrastructure. Convenient access to major roads and highways ensures seamless travel by car to nearby towns and cities, while public transportation options provide additional flexibility. The local bus routes offer regular services, connecting residents to key destinations and regional transport hubs. For those preferring rail travel, the nearby train stations provide convenient access to urban centres and scenic countryside, facilitating easy commutes and leisurely outings. Whether for work or leisure, the well-connected transport network ensures convenient and efficient travel for residents of all ages.



38 Borough Avenue, Barry, CF62 9UU

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.



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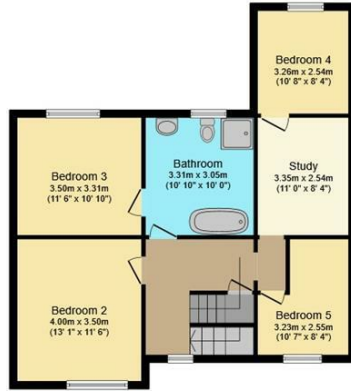
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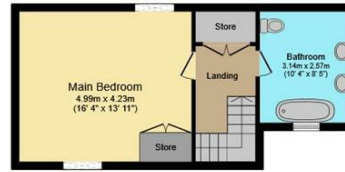
38 Borough Avenue, Barry, CF62 9UU



Ground Floor
Floor area 72.4 sq.m. (779 sq.ft.)



First Floor
Floor area 72.4 sq.m. (779 sq.ft.)



Second Floor
Floor area 36.5 sq.m. (393 sq.ft.)



Outbuilding
Floor area 14.4 sq.m. (155 sq.ft.)

TOTAL: 195.6 sq.m. (2,106 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

