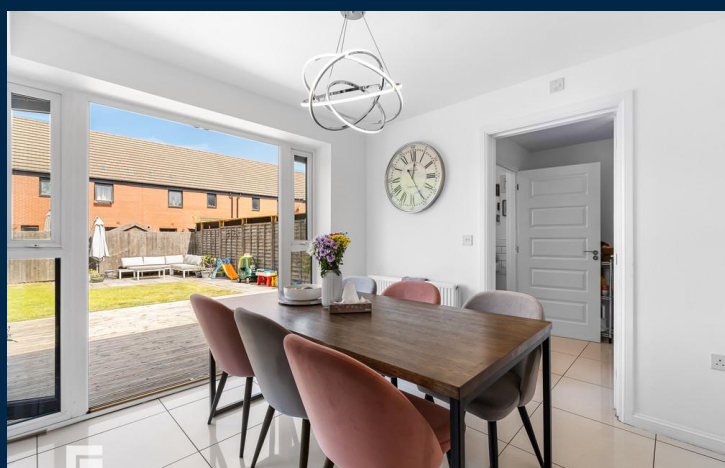




**BARUC WAY**  
**BARRY CF62 5AX**

ASKING PRICE OF  
**£359,950**



**SEMI-DETACHED HOUSE**



**3**



**2**



**3**



**1**

\*\*\* NEW \*\*\* MGY are delighted to offer to the market this stunning larger than average three bedroom semi detached property located on the popular Quays Development located in the heart of the popular Barry Waterfront. The well presented property briefly comprises entrance hall, lounge, kitchen/diner, utility room, cloakroom and to the first floor are three good size bedrooms (master en suite) and a family bathroom. Impeccably decorated throughout and move-in ready, it offers an abundance of space. The development is a stones throw away from local beaches, The Goodsheds, restaurants and coffee shops as well as lots of other local amenities such as fantastic schools, doctors, dentist and regular train services to Cardiff Central.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX:**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE**

Entered via block paved driveway with parking for 3 vehicles, to front door. Gated side access to rear garden. Electric car charger.

#### **HALLWAY**

6' 3" x 4' 6" (1.91m x 1.38m)

Entered via double glazed composite front door into hallway. Engineered wood flooring. Radiator. Door into;

#### **LOUNGE**

17' 0" x 13' 6" (5.19m x 4.13m)

Bay window to front with full height windows to front and side. Engineered wood flooring. Stairs to first floor with under floor heating. Two radiators. Door to kitchen/diner and under stairs storage cupboard.

#### **KITCHEN/DINER**

17' 5" x 11' 3" (5.31m x 3.43m)

Kitchen Area to comprise a range of base and wall units and work surfaces incorporating stainless steel sink and drainer with taps over. Four burner gas hob with extractor and built in oven. Recess and plumbing for an appliance and space for fridge/freezer. Double glazed window to the rear overlooking the garden. High gloss ceramic tile flooring. Open to; Dining Area with continuation of flooring. Radiator. Door to Utility Room and Internal door to the Garage. Space for table and chairs. Double glazed french doors providing access to the rear garden.

#### **UTILITY ROOM**

Continuation of flooring. Range of base units with work surface and recess and plumbing for two appliances. Door to;

#### **CLOAKROOM**

Double glazed opaque window to the rear. Continuation of flooring. Radiator. Closed cistern w.c and wash hand basin. Ceramic tile to splash back areas.

#### **FIRST FLOOR**

Carpeted stairs rising to the first floor. Doors to all first floor rooms. Access to the loft space.

#### **BEDROOM ONE**

12' 0" x 10' 8" (3.66m x 3.25m)

Main double bedroom with double glazed window to the front. Radiator. Fitted carpet. Open to;

#### **DRESSING AREA**

Radiator. Fitted carpet. Double glazed window to the rear. Door to;

#### **EN SUITE**

Double glazed opaque window to the rear. Closed cistern w.c, wash hand basin and glazed shower screen with shower insitu. Chrome heated towel rail. Ceramic tiling to splash back areas. Vinyl flooring.

#### **BEDROOM TWO**

11' 0" x 6' 09" (3.35m x 2.06m)

Second double bedroom with double glazed window to the front. Radiator. Fitted carpet. Built in double wardrobe.

#### **BEDROOM THREE**

11' 07" x 10' 9" (3.53m x 3.28m)

Double glazed window to the rear. Radiator. Fitted carpet.

#### **BATHROOM**

Double glazed opaque window to the rear. With suite to comprise closed cistern w.c, wash hand basin and paneled bath with shower over. Chrome heated towel rail. Ceramic tile to splash back areas. Vinyl flooring.



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## OUTSIDE

To the front: Entered via block paved driveway providing off road parking for up to three vehicles.

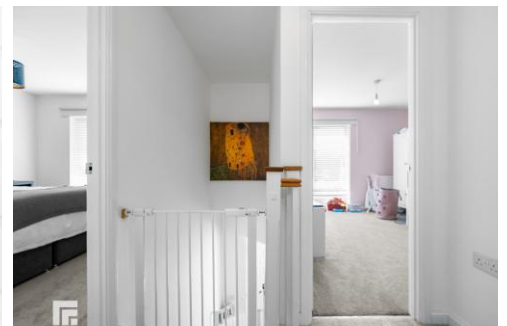
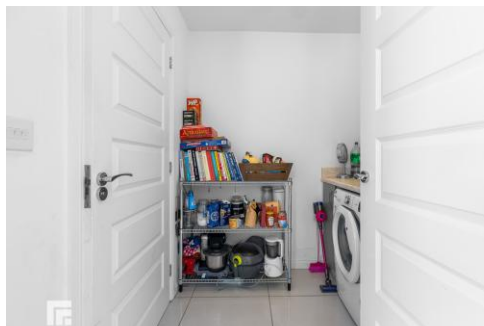
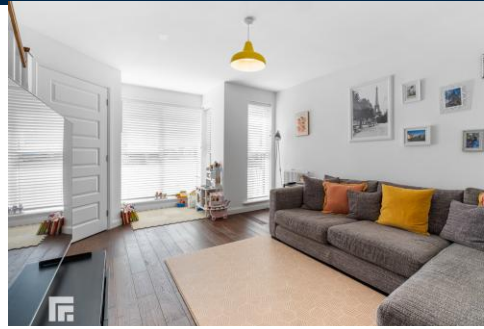
To the side: Gated side access to the rear garden. Electric car charger.

To the rear: Good size enclosed rear garden with decking, lawn and paved patio areas.

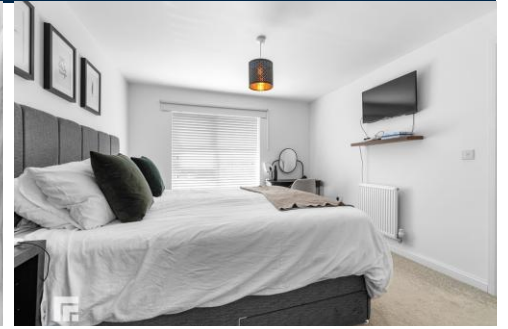
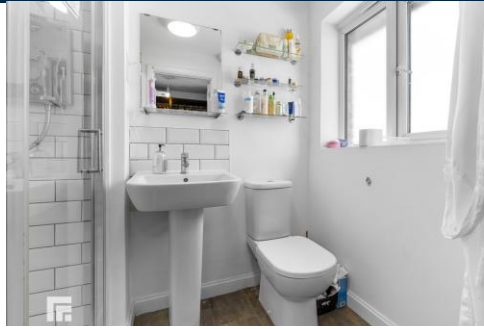
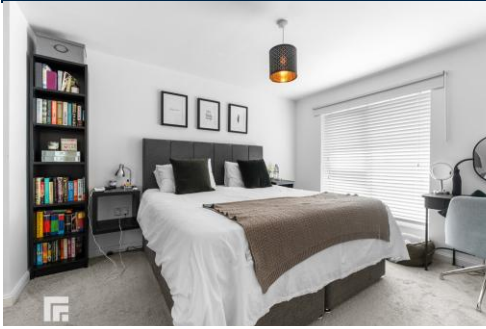




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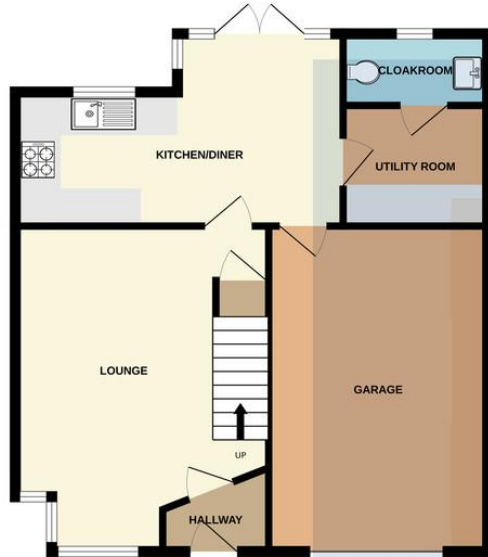
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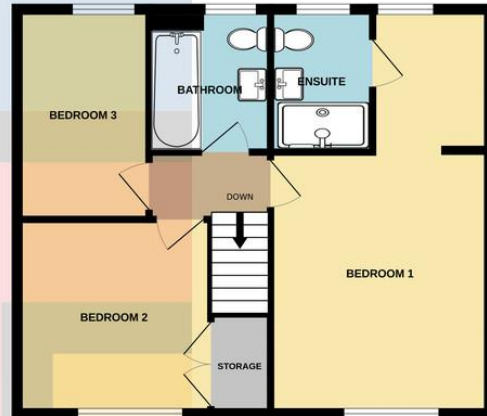


# BARUC WAY, BARRY CF62 5AX

GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**BARRY** 01446 744750

106 Broad Street, Barry, South Glamorgan, CF62 7AJ



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