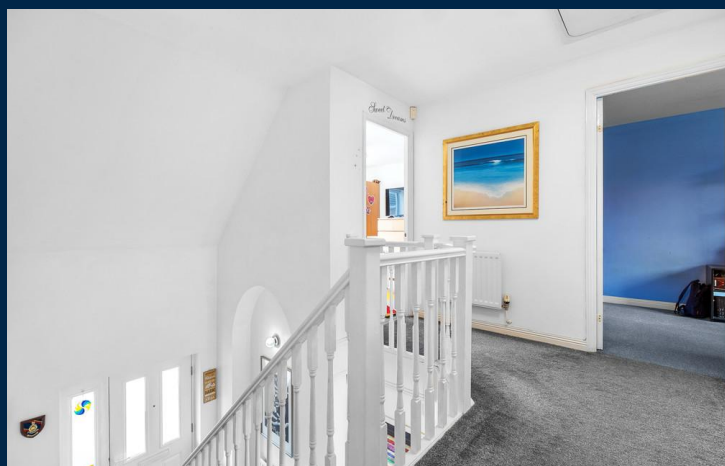




HEOL MOOR
BARRY CF62 6LT

ASKING PRICE OF
£430,000



DETACHED HOUSE



4



2



3



2

*** NEW *** MGY are delighted to offer to the market this four bedroom detached property situated on the popular Woodlands Rise Estate in Barry. Within close proximity of Pontypridd Road leading to Culverhouse Cross/M4, Primary and Comprehensive schools close by. Ideally placed with purpose-built paths throughout the estate leading to Porthkerry Country Park and numerous beaches. The property briefly comprises entrance hall, lounge, dining room, cloakroom, kitchen and to the first floor are four bedrooms (master with en suite) and a family bathroom. Gardens to the rear and front with off road parking and a garage. EPC: C

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX:

VIEWING: STRICTLY BY APPOINTMENT

Ceramic tile to splash back areas. Ceramic tile flooring.

FIRST FLOOR ACCOMODATION

Carpeted stairs rising to a spacious and elegant first floor landing with doors to all rooms. Access to loft space.

BEDROOM ONE

11' 2" x 10' 5" (3.4m x 3.18m)

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

EN SUITE

Double glazed opaque window to the side. Low level close coupled w.c and wash hand basin with vanity. Shower cubicle. Radiator. Fitted carpet.

BEDROOM TWO

12' 2" x 8' 9" (3.71m x 2.67m)

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

BEDROOM THREE

10' 4" x 9' (3.15m x 2.74m)

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

BEDROOM FOUR

10' x 6' 10" (3.05m x 2.08m)

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

BATHROOM

With suite to comprise low level close coupled w.c, pedestal wash hand basin and panelled bath. Double glazed opaque window to the rear. Heated towel rail. Vinyl flooring.

OUTSIDE

To the front: Garden laid to stone chippings. Driveway providing off road parking and access to the garage. Garage: With steel up and over door. Light and power. To the rear: Enclosed with fencing, Laid to lawn and patio. Side access to the front.

ENTRANCE HALL

Entered via double glazed front door with side panel. Ceramic tile flooring. Doors to ground floor rooms. Radiator. Carpeted stairs rising to the first floor.

LOUNGE

17' 3" x 10' 5" (5.26m x 3.18m)

Double glazed bay window to the front. Laminate flooring. Two radiators. Smooth plastered walls and ceiling. Double doors to Dining Room.

DINING ROOM

11' 4" x 8' 9" (3.45m x 2.67m)

Double glazed french doors providing access to the rear garden. Laminate flooring. Radiator. Door to Entrance hallway.

CLOAKROOM

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

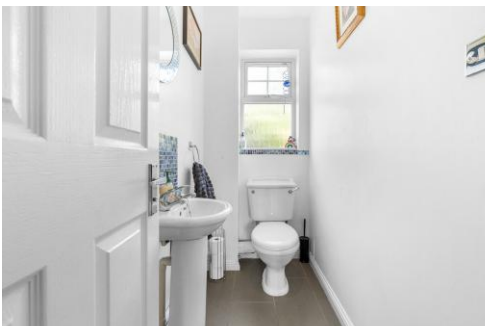
KITCHEN/BREAKFAST ROOM

14' 8" x 10' 1" (4.47m x 3.07m)

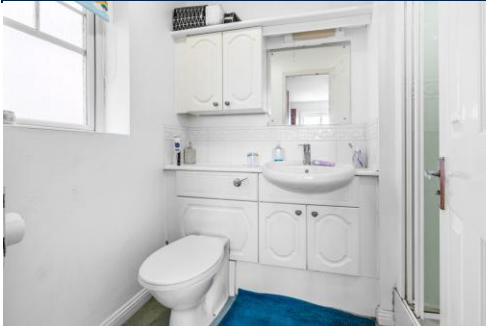
Fitted Kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating stainless steel sink and drainer with mixer taps over. Recess and plumbing for two appliances and fridge/freezer. Built in four burner gas hob and electric oven with extractor over. Breakfast bar of similar finish to work surfaces. Double glazed window to the rear and door providing access to the rear garden. Door to under stairs storage space. Radiator.



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GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 1426 sq.ft. (132.5 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		
81-91	B		
69-80	C	71 C	75 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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