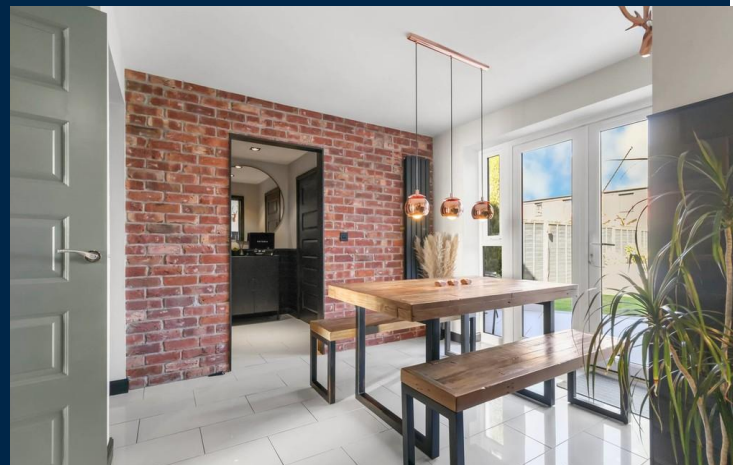
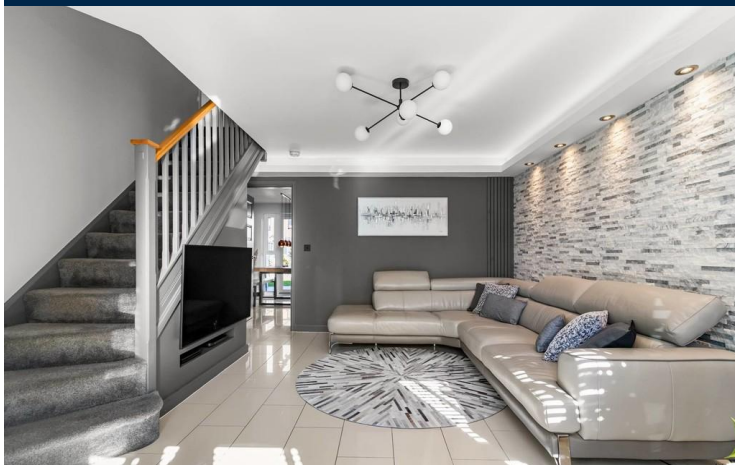




BARUC WAY
BARRY
CF62 5AX

OFFERS IN EXCESS OF
£375,000



SEMI-DETACHED HOUSE



3



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THREE BED SEMI-DETACHED * IMMACULATELY PRESENTED *** LANDSCAPED GARDEN ***.**

Situated in the sought-after community of The Quays, Barry, this beautifully presented detached home is an exceptional opportunity for those seeking comfort and convenience by the coast. Immaculately maintained throughout, the property boasts three generously sized bedrooms, making it ideal for families or those who appreciate extra space. The layout includes a stylish main bathroom, a contemporary en suite to the principal bedroom, and an additional guest WC. With both a private driveway and a secure garage, parking is never an issue. Enjoy the vibrant lifestyle on offer, being perfectly positioned close to Barry Island Beach—perfect for weekend strolls and memorable days out by the sea. The bustling Goodsheds development, with its array of independent eateries and shops.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 1,203 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated on the popular Quays Development close to The Goodsheds with shops, cafes and a gym as well as being located in close proximity to Barry Island.

ENTRANCE HALLWAY

Entered via composite front door. Smooth plastered walls and ceiling. Radiator. High gloss ceramic tile flooring. Door to:

LOUNGE

17' 5" x 13' 6" (5.31m x 4.11m)

Double glazed bay and casement window to the front. Continuation of flooring. Three modern radiators. Carpeted stairs rising to the first floor. Door to under stairs storage cupboard and door to:

KITCHEN/DINER

17' 3" x 13' 6" (5.26m x 4.11m)

Modern fitted kitchen to comprise a range of base and wall units with work surfaces incorporating sink and drainer with mixer taps over. Integral fridge/freezer, dishwasher, four burner gas hob with extractor, oven and microwave. Ceramic tile to splash back and flooring. Double glazed window to the rear. Under pelmet lighting. Dining Area: Continuation of flooring. Radiator. Door to integral garage. Double glazed french doors providing access to the rear garden. Open to:

UTILITY ROOM

Continuation of flooring. Automatic lighting. Large storage cupboards currently housing appliance. Half height ceramic tile flooring. Door to:

CLOAKROOM

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

GARAGE

Useful storage area and room to park a car if required. Light and power. Steel up and over door.

FIRST FLOOR ACCOMMODATION

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

BEDROOM ONE

11' 9" x 10' 7" (3.58m x 3.23m)

Main double bedroom with double glazed window to the front. Laminate flooring. Radiator. Open to Dressing Room. Continuation of flooring. Range of built in wardrobes. Double glazed window to the rear. Door to:

EN SUITE

Double glazed opaque window to the rear. Continuation of flooring. Closed cistern w.c, wash hand basin and glazed shower enclosure with shower in situ. Radiator.

BEDROOM TWO

11' 1" x 10' 4" (3.38m x 3.15m)

Double glazed window to the front. Radiator. Built in wardrobes.

BEDROOM THREE

9' 3" x 6' 10" (2.82m x 2.08m)

Double glazed window to the rear. Radiator. Laminate flooring. Built in wardrobes.

BATHROOM

Double glazed opaque window to the rear. Radiator. Panelled bath, close cistern w/c and wash hand basin. Laminate flooring.



BARUC WAY, BARRY, VALE OF GLAMORGAN CF62 5AX

OUTSIDE

To the front: Driveway providing off road parking and access to the garage. Front garden laid to lawn with mature bushes for privacy.

To the side: Side access to the rear.

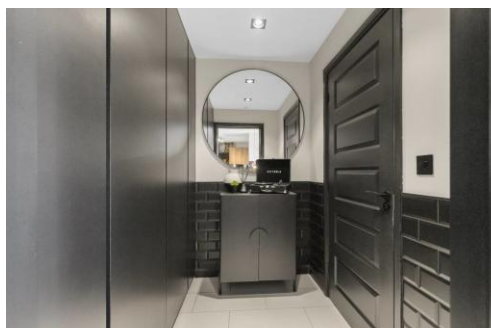
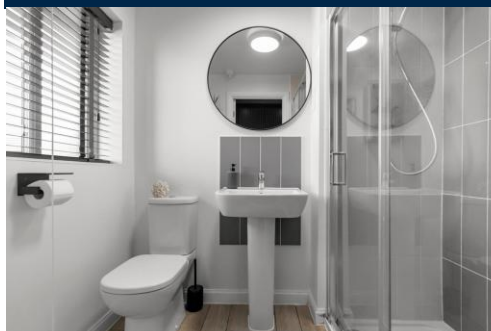
To the rear: Spacious and enclosed garden ideal for relaxing or entertaining. With several seating areas. decked and lawn area. Full size hot tub and pergola (to be negotiated).



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TOTAL FLOOR AREA : 1231 sq.ft. (114.3 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.
Made with Metropix v2025.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BARRY 01446 744750

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