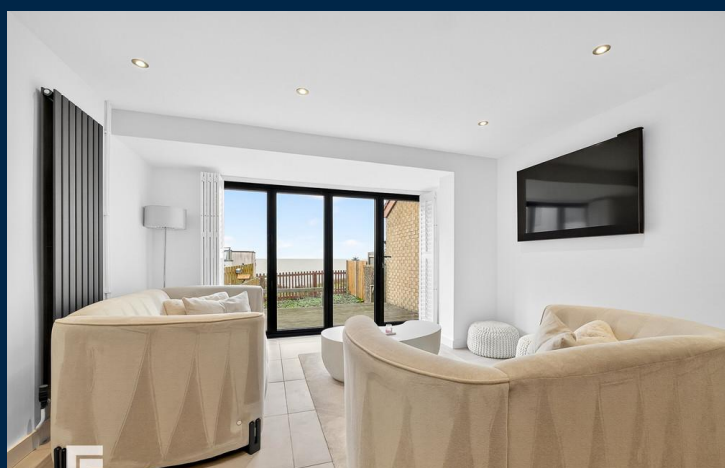
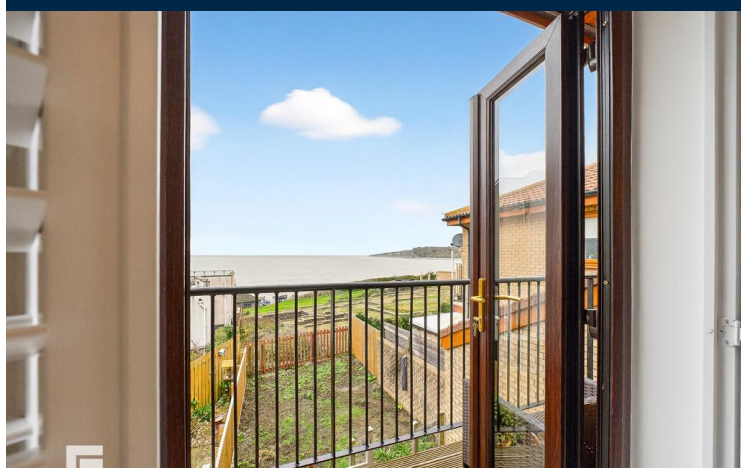




HEOL-Y-GAER
BARRY
CF62 6UH

£450,000



HOUSE



2



1



1



1

Nestled in the sought-after area of The Knap, Barry, this recently modernised two bedroom house boasts impressive, far-reaching sea views from the rear—a rare find in such a prime location. The property has been upgraded throughout to an exceptional standard, providing fresh, contemporary living spaces ready for immediate enjoyment. The spacious accommodation features a welcoming open plan living area that opens onto a balcony, where you can relax and soak in breathtaking panoramas across the coastline. Two well-proportioned bedrooms offer comfortable retreats, complemented by a stylish family bathroom. For added convenience, the house comes with off-road parking on a private driveway and a garage, ensuring plenty of space for vehicles and storage. Perfectly positioned close to beautiful beaches and leafy parks, this home is ideally situated for those who appreciate the outdoors. Enjoy scenic walks along the coast and picnics in parks.

DESCRIPTION

Nestled in the sought-after area of The Knap, Barry, this recently modernised two bedroom house boasts impressive, far-reaching sea views from the rear—a rare find in such a prime location. The property has been upgraded throughout to an exceptional standard, providing fresh, contemporary living spaces ready for immediate enjoyment. The spacious accommodation features a welcoming open plan living area that opens onto a balcony, where you can relax and soak in breathtaking panoramas across the coastline. Two well-proportioned bedrooms offer comfortable retreats, complemented by a stylish family bathroom. For added convenience, the house comes with off-road parking on a private driveway and a garage, ensuring plenty of space for vehicles and storage. Perfectly positioned close to beautiful beaches and leafy parks, this home is ideally situated for those who appreciate the outdoors. Enjoy scenic walks along the coast and picnics in parks.

LOCATION

Situated in the desirable Knap area of Barry offering lovely views out to the sea. With easy access to coastal walks and local amenities.

ENTRANCE HALLWAY

Entered via double glazed. Wall mounted radiator. Cupboard housing recently fitted gas combination central heating boiler. Open to:

KITCHEN/DINER/LOUNGE

30' 3" x 13' 1" (9.22m x 3.99m)

Kitchen Area: With double glazed window to the front.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 763 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

Recently fitted kitchen to comprise a range of base and wall units with quartz waterfall work surfaces incorporating sink and drainer with mixer taps over. Integral fridge, dishwasher, wine fridge and washer/dryer. Induction fur burner electric hob and oven. Breakfast bar of similar finish to work surfaces with chairs. Open to:
Lounge/Dining Room: Double glazed bi-folding doors to the rear offering access to the garden with direct sea views. Radiator. Carpeted stairs rising to the first floor.

FIRST FLOOR ACCOMODATION

Fitted carpet. Access to loft space. Doors to bedrooms and bathroom.

BEDROOM ONE

19' 8" x 9' 10" (6m x 3m)

Two double glazed windows to the front. Radiator. Fitted carpet. Built in hanging space.

BEDROOM TWO

12' 11" x 9' 2" (3.94m x 2.79m)

Second double bedroom with double glazed window and doors to the rear offerings far reaching sea views and access to the balcony. Fitted carpet. Radiator.

BALCONY

Laid to decking a pleasant seating area is offered with far reaching sea views.

BATHROOM

Double glazed opaque window to the side. Ceramic tile flooring. Suite to comprise closed cistern w.c, wash hand basin with vanity and glazed shower enclosure with shower in situ. Heated towel rail.

OUTSIDE

To the rear is an enclosed garden laid to decking and further lawn area and offering bar reaching direct sea views over the Bristol Channel and beyond.

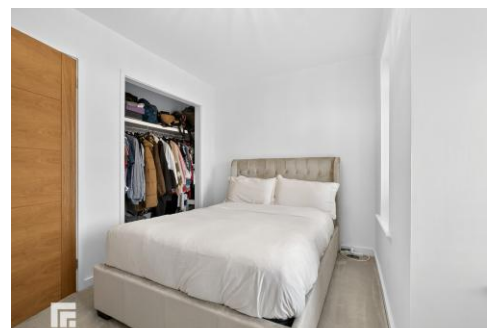
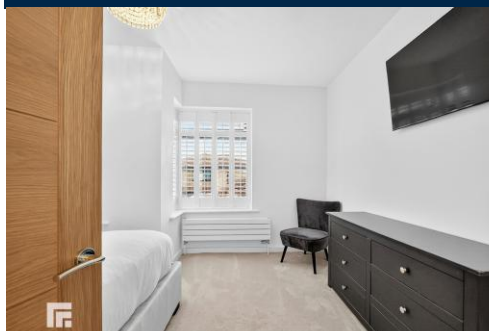
To the front is a driveway providing off road parking and providing access to a single garage with steel up and over doors, light and power.



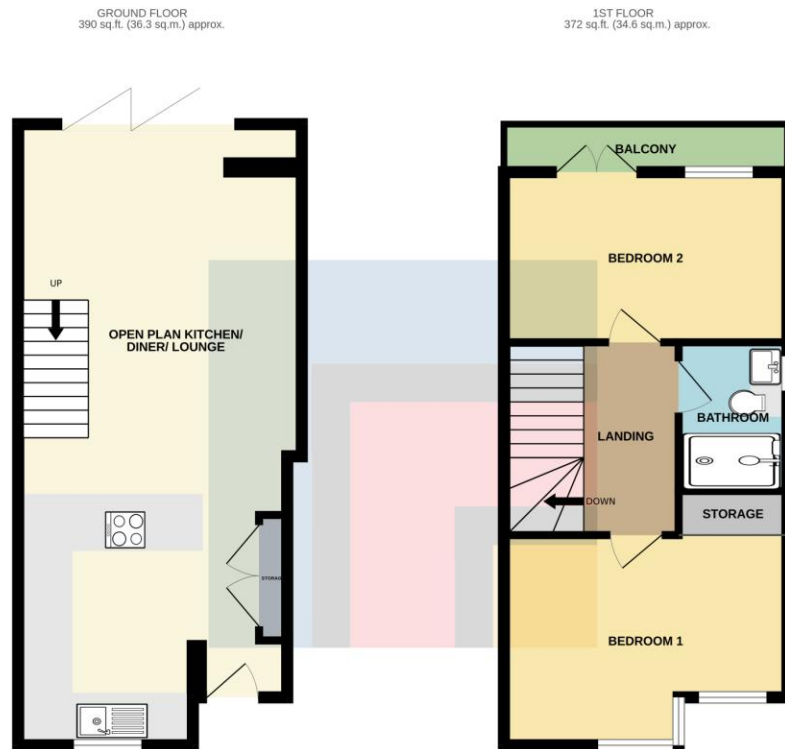
HEOL-Y-GAER, BARRY, CF62 6UH



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HEOL-Y-GAER, BARRY, CF62 6UH



TOTAL FLOOR AREA: 763 sq.ft. (70.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BARRY 01446 744750

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