





5 Barrians Way

Barry, Barry

WELL PRESENTED and SPACIOUS family home situated on the entrance to a cul de sac area.

Accommodation comprises entrance hall, lounge and dining room, kitchen, WC, utility plus a handy second reception room which could be an ideal play / hobby room or office. The first floor has three bedrooms and a modern bathroom suite. There is driveway parking to the front for 2 vehicles plus an enclosed, South Westerly aspect level rear garden. The garage was converted but still retains a 1/3 of the area with an electric door making this perfect for storage.

This property is located with catchment for the following schools: Gladstone, Ysgol Sant Curig, St Helens & All Saints, plus the comprehensive schools: Bro Morgannwg, St Richard Gwyn and Whitmore High. The rail station is just a 5 minute drive away as is the town centre.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- WELL PRESENTED FAMILY HOME - LINK DETACHED
- TWO RECEPTION ROOMS PLUS KITCHEN AND UTILITY
- THREE BEDROOMS
- GROUND FLOOR WC PLUS FIRST FLOOR BATHROOM
- ENCLOSED LEVEL REAR GARDEN, DRIVEWAY PARKING
- EPC TBC





vanity unit. Radiator and vinyl floor. Opaque window to rear.

Reception Room

14' 5" x 7' 10" (4.40m x 2.40m)

Previously the garage and now converted to a useful second reception room - ideal as a playroom or office. Smooth walls and ceiling with inset spot lights. Loft hatch with pull down ladder (boarded). Laminate floor and upright radiator. Door to garage store area.

Landing

Carpeted landing with loft hatch with pull down ladder (boarded). Opaque side aspect window. Doors to airing cupboard, bathroom and three bedrooms. The airing cupboard is of good size and has hanging space, ideal as an additional wardrobe.

Bathroom

7' 2" x 6' 3" (2.18m x 1.91m)

White suite comprising panelled bath with thermostatic shower over, close coupled WC with button flush and wash basin set into vanity unit with storage under. Additional storage above with mirror fronted cabinet with lights. Tiled walls and floor. Radiator. opaque window to rear.

Bedroom One

12' 8" x 9' 3" (3.87m x 2.82m)

Carpeted double bedroom with front aspect window and radiator. Full height and width sliding mirrored wardrobes. Measurements exclude wardrobe depth.

Bedroom Two

11' 3" x 9' 2" (3.42m x 2.79m)

Carpeted double bedroom with rear aspect window and radiator.

Bedroom Three

8' 9" x 7' 2" (2.66m x 2.18m)

Carpeted bedroom with front aspect window and radiator.





GARDEN

South Westerly level and enclosed garden with patio and lawn. Shed.

DRIVEWAY

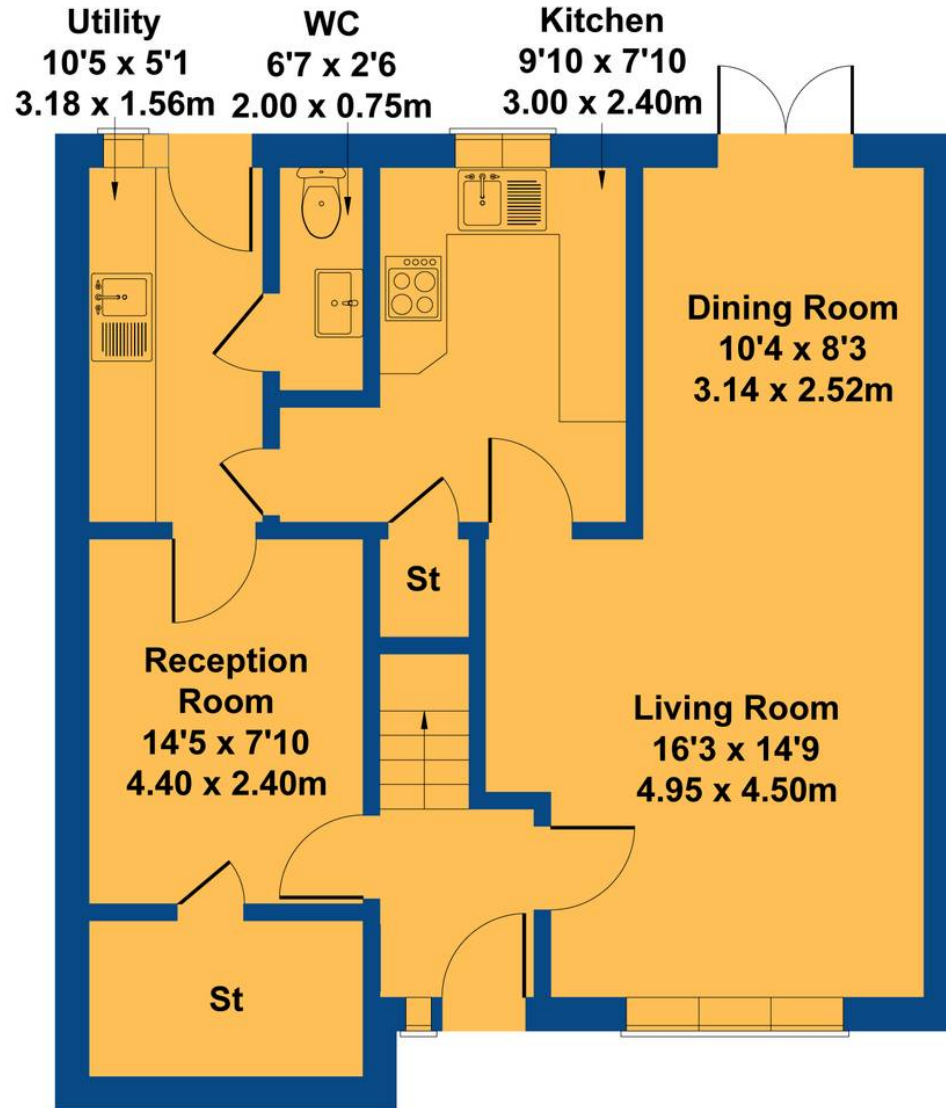
2 Parking Spaces

Off road parking for 2, possibly 3 cars with established shrubs.

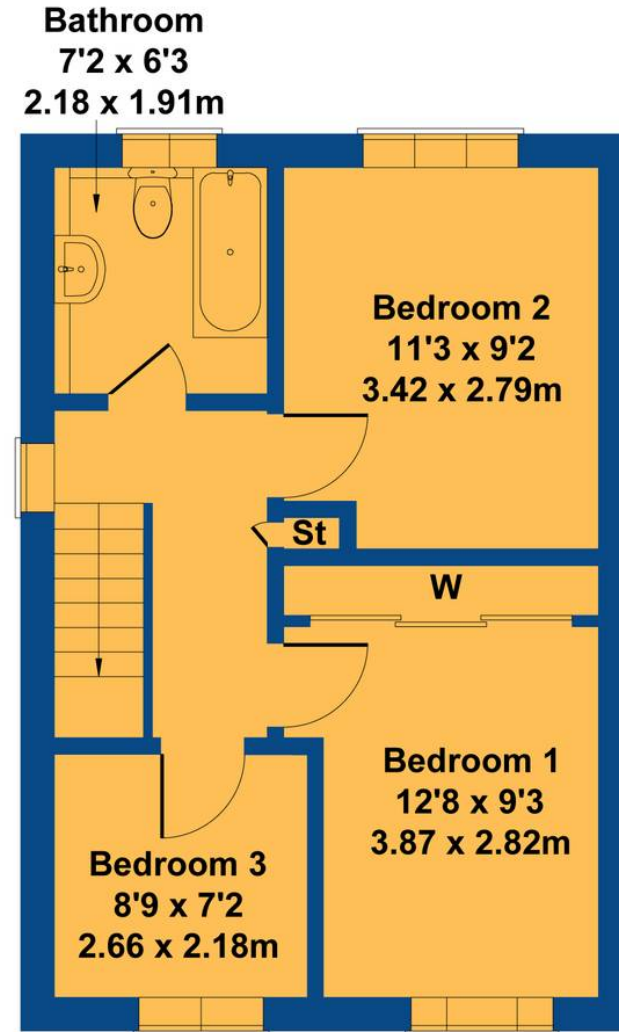


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Approximate Gross Internal Area
1012 sq ft - 94 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street – CF62 7EA

01446 700007

barry@chris-davies.co.uk

www.chris-davies.co.uk/

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