



BOTHAM WILLIAMS

ESTATE AGENTS

MEADOW VALE

Barry, Vale of Glamorgan

£275,000

3 BEDROOMS | 1 BATHROOM | FREEHOLD

A home with space and potential



A well-proportioned three-bedroom semi-detached home in the popular Meadow Vale development, offering generous living space, a superb low-maintenance garden and excellent potential to personalise and create a home of your own.

- Three-bedroom family home

- Impressive garden backing onto green space

- Ideal for first-time buyers, families or investors

- Excellent potential to personalise

- Generously sized lounge

- Convenient for Cardiff, the A4232 and M4

- Off-road parking

- Previously approved extension potential

Living spaces



Lounge | 4.41m x 4.47m

A generously proportioned, carpeted reception room with ample space for seating and additional furniture, plus a window overlooking the front.

Kitchen | 4.39m x 2.95m

A spacious kitchen with wall and base units, tiled flooring and space for a cooker, washing machine, tumble dryer and fridge freezer. A rear-facing window and garden door bring in natural light and provide direct outdoor access.

Porch

A useful entrance porch providing access into the main living accommodation.

Bedrooms & bathroom



Bedroom One | 3.48m x 2.53m

A well-proportioned main bedroom with a window overlooking the front.

Bedroom Two | 2.98m x 2.86m

A good-sized second bedroom with laminate flooring and a rear-facing window.

Bedroom Three | 2.68m x 1.85m

A versatile third bedroom, nursery or home office with laminate flooring and half-height wall panelling.

Bathroom | 1.90m x 2.17m

Fitted with a WC and panelled bath with electric shower over, plus a heated towel rail, mirrored cabinet and rear-facing window.

Garden & setting



The impressive rear garden has been designed for low-maintenance outdoor living, with artificial lawn, newly installed fencing and a paved seating area with pergola. There is space for a shed and useful parking to the side. Backing directly onto green space, the garden enjoys a private outlook with no properties immediately behind.



Meadow Vale is conveniently positioned for local schools, shops and everyday amenities, with Barry town centre, the waterfront and nearby parks within easy reach. Road links towards Cardiff, the A4232 and M4 are especially convenient.

Planning potential

Planning permission was previously granted for a two-storey extension. The consent has expired and would need to be reapplied for; renewed permission is not guaranteed.

Floorplan



Property type	Semi-detached	Bedrooms	3
Bathrooms	1	Reception rooms	1
Tenure	Freehold	Parking spaces	1

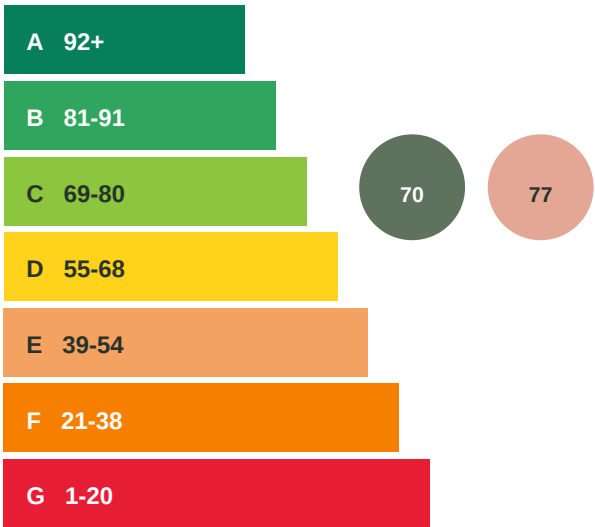
Floorplans are intended as a guide to layout only. Measurements are approximate and should not be relied upon for ordering furniture, floor coverings or other purposes.

Energy Performance Certificate

The property has a current energy-efficiency rating of C (70), with the potential to achieve C (77).
The certificate is valid until 26 August 2036.

ENERGY EFFICIENCY RATING

CURRENT 70 | POTENTIAL 77



CURRENT RATING	POTENTIAL RATING	CERTIFICATE
C (70)	C (77)	3536-8828-3600-0963-5222

The rating information is reproduced from the property's registered Energy Performance Certificate. Buyers should refer to the full certificate for recommendations and supporting details.



Arrange your viewing

To discover more about this home or to arrange a viewing, please contact the Botham Williams team.

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Important notice

These particulars are intended to give a fair description of the property but do not constitute part of an offer or contract. Any services, systems, appliances or equipment referred to have not been tested by Botham Williams unless otherwise stated. Prospective purchasers should satisfy themselves as to their condition and accuracy. All measurements are approximate. Photographs may include wide-angle imagery and items not included in the sale. Buyers should ask their legal adviser to verify tenure, rights, easements, boundaries and all other material information.