

# The Overview

Property Name:  
**Mariners Walk, Barry**

Price:  
**£350,000**

Qualifier:  
**Asking Price**



## The Bullet Points

# The Main Text

Mariners Walk, Barry, CF62 5AY is a well-presented four-bedroom semi-detached townhouse, ideally situated in a popular and convenient area of Barry, within easy walking distance of Barry Island and the vibrant Goodsheds development. Offering off-street parking and generous living space across three floors, this property is perfectly suited to modern family living.

The property is accessed via a bright and welcoming entrance hall, finished with attractive wood-effect flooring that continues into the kitchen. The kitchen itself is a stylish and functional space, fitted with white cupboards complemented by wood-toned worktops. It provides ample room for a dining table, making it ideal for everyday family meals.

To the rear, the spacious reception room features soft grey carpeting and offers plenty of room for both seating and dining furniture. Patio doors lead directly out to the rear garden, allowing natural light to fill the space and creating a seamless connection between indoor and outdoor living. This floor also benefits from a convenient W/C with sink, along with a useful storage cupboard.

The first floor comprises two generously sized bedrooms, one of which includes built-in wardrobes and is currently utilised as a second sitting room, offering flexibility for a variety of uses. A modern family bathroom serves this level, featuring light grey textured wall tiles, dark tile-effect flooring, a bath with overhead shower, and a white suite including toilet and sink. Grey carpeting continues throughout the bedrooms and landing.

On the second floor, there are a further two bedrooms, both benefitting from built-in storage. The principal bedroom enjoys the added luxury of an en-suite shower room, complete with light tiled flooring, patterned tile splashback within the shower, and a white toilet and sink. The landing also includes an additional storage cupboard, with grey carpeting throughout this floor, maintaining a consistent finish.

Externally, the rear garden is a fantastic size and has been thoughtfully arranged to

provide a lovely patio area, perfect for outdoor seating and entertaining. There is also an artificial lawn for low-maintenance upkeep, along with space for planting to add a personal touch.

This is a versatile and well-located home offering excellent space both inside and out, making it an ideal choice for families or those seeking a coastal lifestyle with convenient local amenities.

## Local Area

Situated in a popular and vibrant part of Barry, this property benefits from being just a short walk from the ever-popular Barry Island, known for its beautiful sandy beach, scenic coastal walks, and traditional seaside attractions. Nearby, the Goodsheds Barry offers a lively mix of independent eateries, cafés, and local businesses, creating a great social hub. The area also provides access to open green spaces and coastal paths, perfect for outdoor activities, along with a variety of local shops and everyday amenities, making it a convenient and enjoyable place to live.

## Education

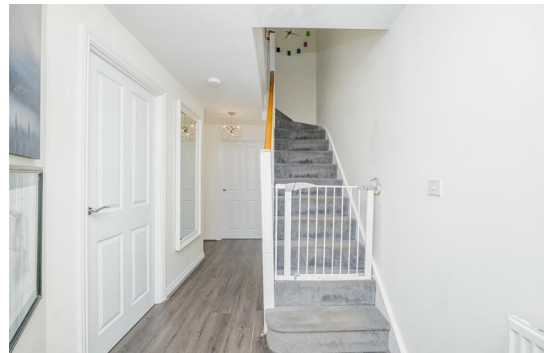
The area offers a good range of well-regarded educational options, catering to all age groups from early years through to secondary level. Families will benefit from a selection of nearby primary and secondary provisions, with a strong reputation for community-focused learning and supportive environments. There are also opportunities for further education within the wider area, making this a practical and appealing location for those with children at different stages of their education.

## Transport Links

The area benefits from convenient transport links, making it easy to travel both locally and further afield. There are regular bus services connecting the area to surrounding towns and amenities, while nearby rail links provide direct routes into Cardiff and beyond, ideal for commuters. Road access is also straightforward, with key routes nearby offering connections to the wider region, making day-to-day travel and longer journeys easily accessible.

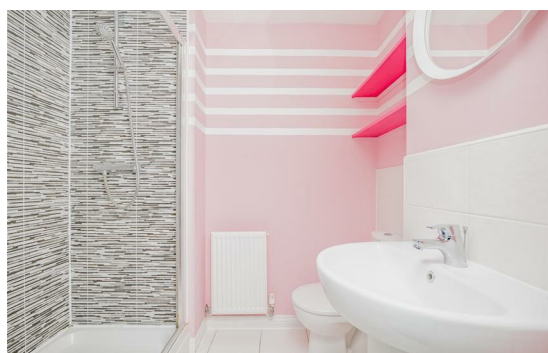
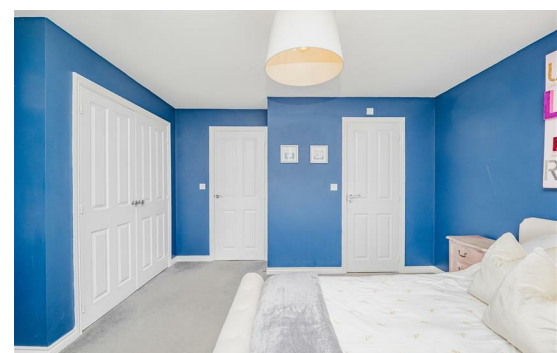
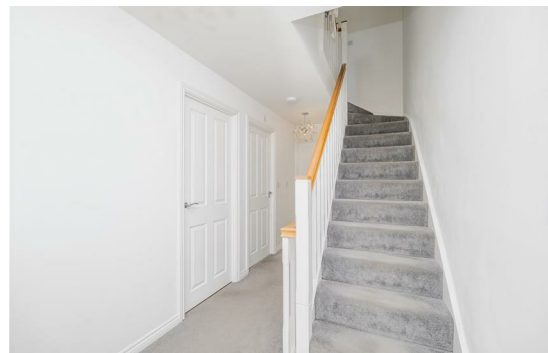
# The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



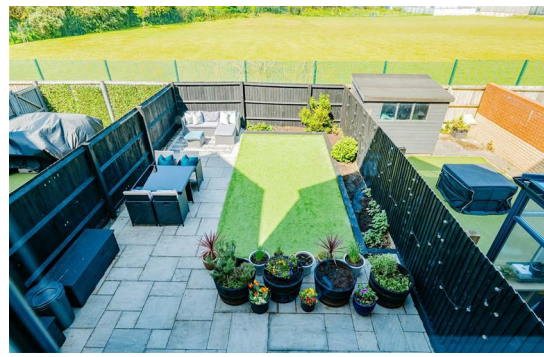
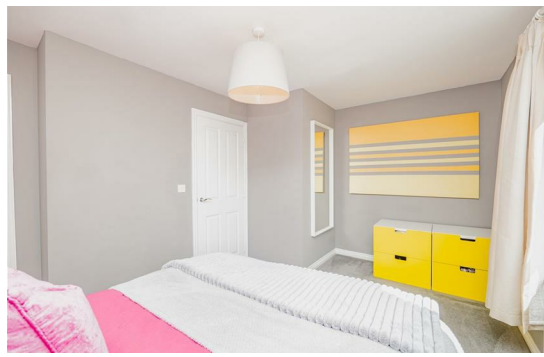
# The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



# The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.




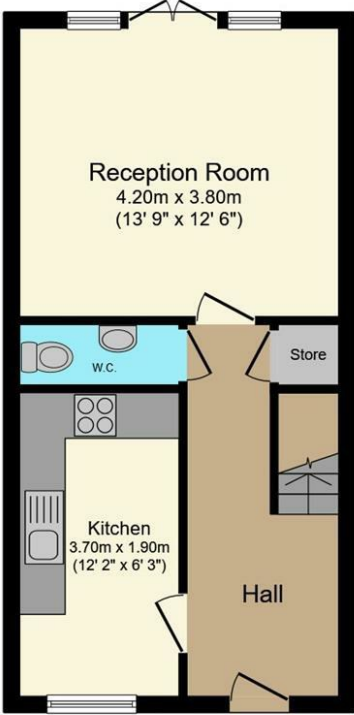
# *The Photographs*

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.

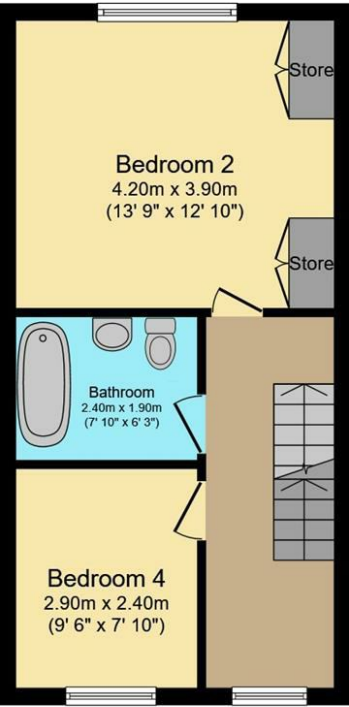
# The Floorplan

## Energy Efficiency Rating

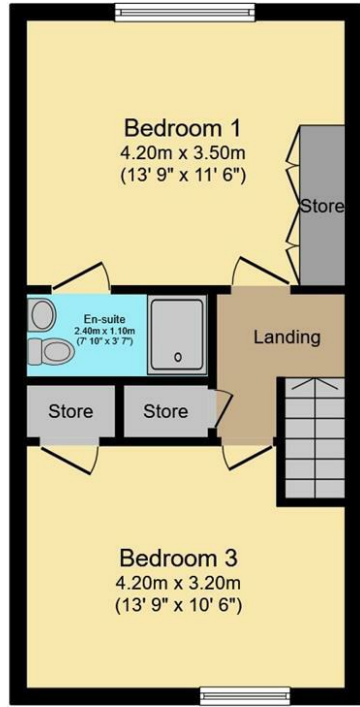
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**Ground Floor**  
Floor area 37.0 sq.m. (398 sq.ft.)



**First Floor**  
Floor area 37.0 sq.m. (398 sq.ft.)



**Second Floor**  
Floor area 37.0 sq.m. (398 sq.ft.)

Total floor area: 110.9 sq.m. (1,193 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

**CONRAD ESTATE AGENTS**