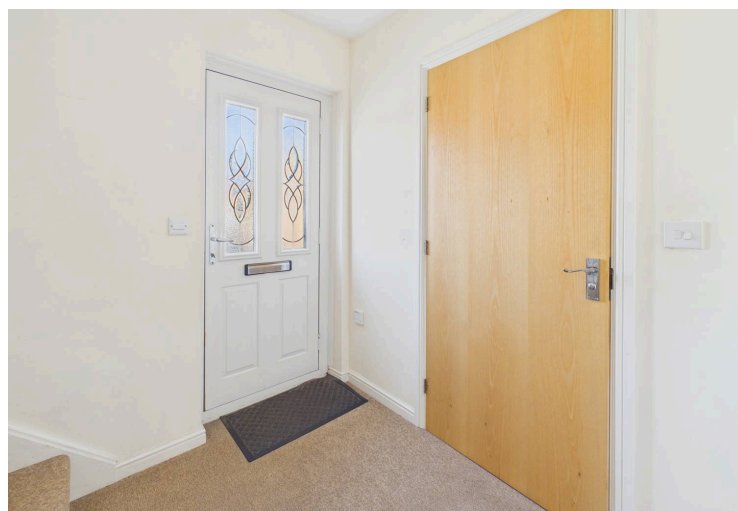




64 White Farm, Barry

Offers over £345,000 Freehold

WELL PROPORTIONED DETACHED FAMILY HOME • DESIRABLE WHITE FARM LOCATION • SEPARATE LOUNGE AND DINING ROOM • KITCHEN BREAKFAST ROOM PLUS UTILITY ROOM • FOUR DOUBLE BEDROOMS • DOWNSTAIRS WC, FAMILY BATHROOM PLUS EN-SUITE TO THE PRIMARY BEDROOM • LONG DRIVEWAY AND DETACHED GARAGE • LARGE FULLY ENCLOSED REAR GARDEN • EPC C80





This well proportioned four bedroom detached family home offers a superb blend of comfort and practicality for modern family life. The property welcomes you with a spacious entrance hall, leading to a separate lounge and dining room, ideal for both relaxing and entertaining. The kitchen breakfast room is thoughtfully designed and complemented by a useful utility room, providing ample space for every-day living. Each of the four bedrooms is a generous double, ensuring plenty of space for family members or guests. The primary bedroom benefits from its own en-suite shower room, while a contemporary family bathroom and a downstairs WC serve the rest of the house. Energy efficiency is ensured with an EPC rating of C80. Additional features include a long driveway, capable of accommodating two to three vehicles and a detached garage for further parking or storage needs. The property is ideally located within the catchment area for several sought-after schools, including St Helens R.C Primary School, Colcot Primary School, All Saints C/W Primary School, Ysgol Gymraeg Bro Morgannwg and St Richard Gwyn R.C. High School. Convenient access to the M4 corridor makes commuting straightforward and efficient.

Outside, the property enjoys a well maintained lawn to the front, with a pathway and steps leading up to the inviting front door. The rear garden is a particular highlight, offering a large, fully enclosed space that is both private and secure, making it ideal for families with children or pets. A generous patio area provides the perfect spot for outdoor seating and al fresco dining, complete with an outside tap for added convenience. The garden is mostly laid to lawn, offering plenty of space for recreation or gardening and a gate that provides easy access to the side of the house and the detached garage.

Council Tax band: F

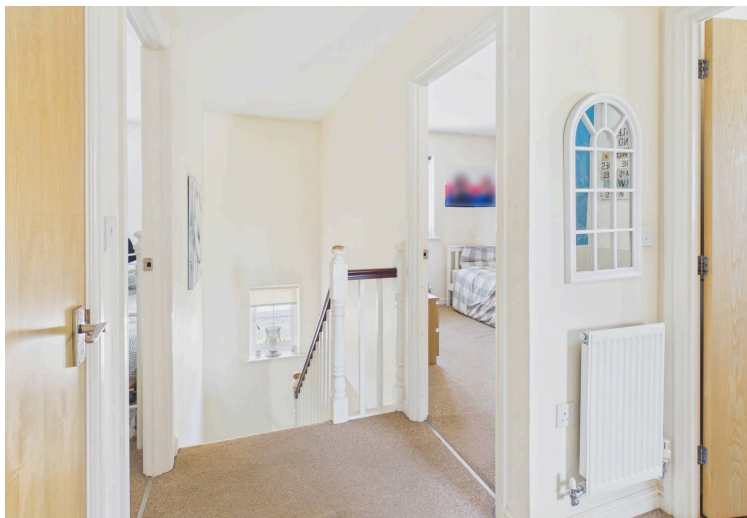
Tenure: Freehold

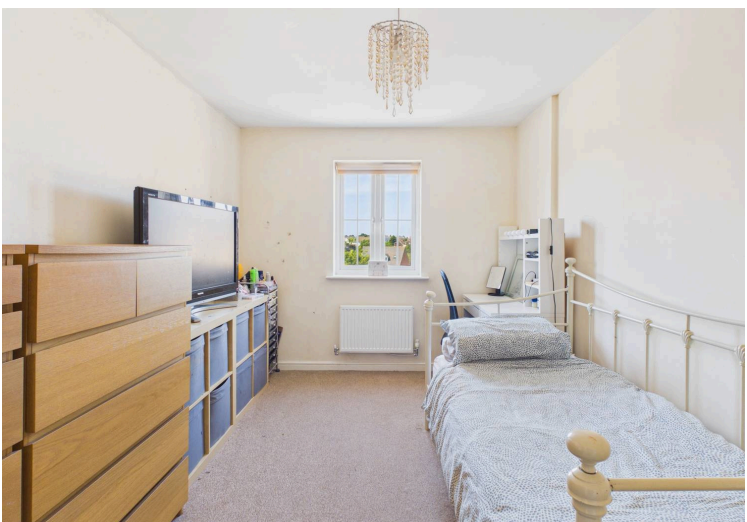
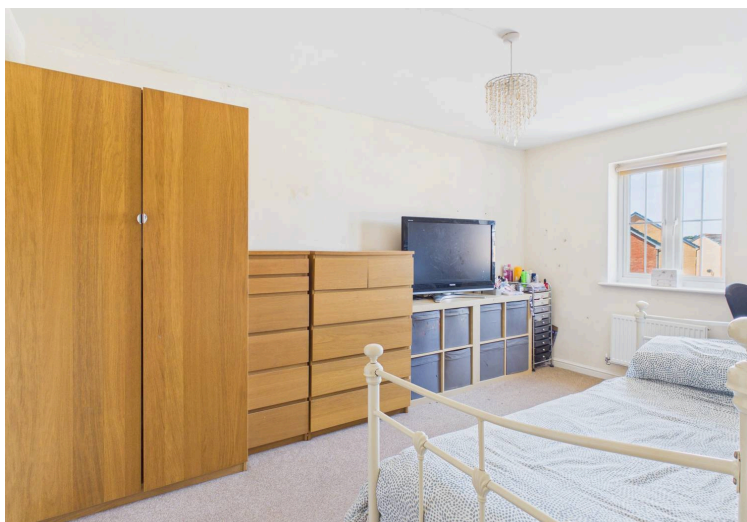
EPC Energy Efficiency Rating: C

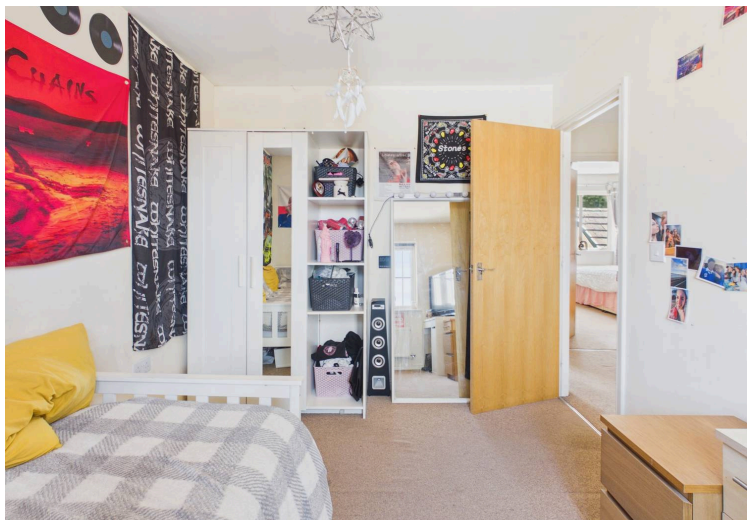
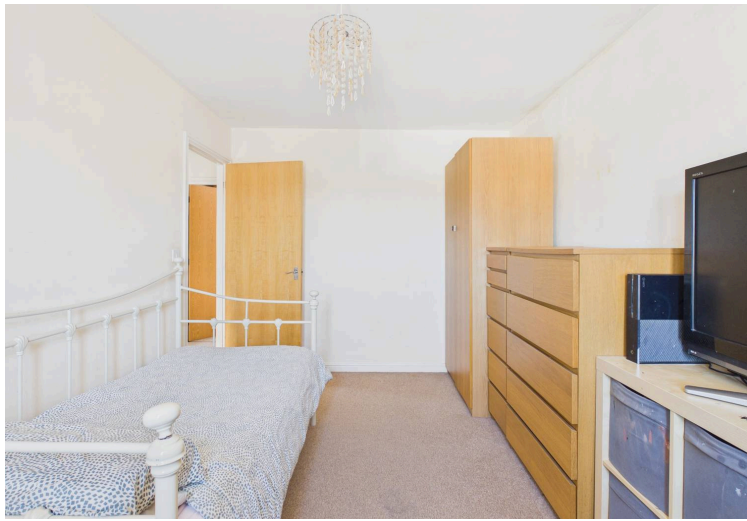
EPC Environmental Impact Rating: B

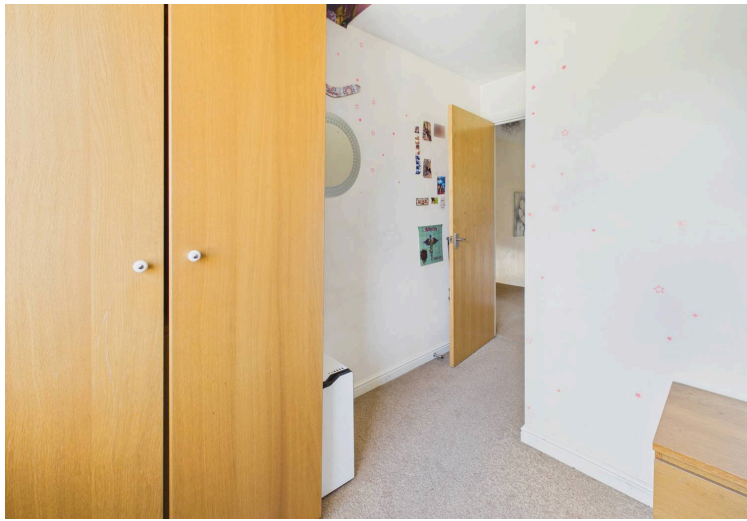














Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		80	84
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		81	82
		EU Directive 2002/91/EC	

