

# The Overview

Property Name:

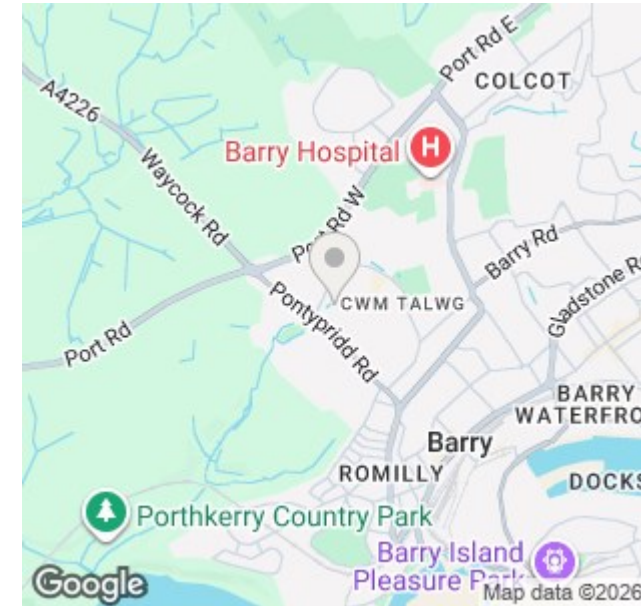
**St. Brannocks Close, Barry**

Price:

**£265,000**

Qualifier:

**Asking Price**



## The Bullet Points

- Sought-after residential area
- Mid-terraced family home
- Downstairs toilet/utility room
- Built-in wardrobe to main bedroom
- Low-maintenance rear garden
- Three spacious bedrooms
- Off-street parking
- Garage
- Stylish family bathroom
- Close to local amenities



# The Main Text

Located in the quiet and popular cul-de-sac of St. Brannocks Close, Barry, CF62 7NH, this well-presented three-bedroom mid-terraced home offers spacious accommodation and the convenience of off-street parking. Ideal for families, first-time buyers, or investors, the property combines practical features with a comfortable layout.

Upon entering, you are welcomed into a bright entrance hall leading into a generously sized living room, perfect for everyday family life. A square archway connects the living room to a second sitting area, providing additional space to relax or entertain. From here, there is access to a convenient downstairs toilet/utility room with plumbing and space for a washing machine and tumble dryer.

At the rear of the property is a modern kitchen/diner, fitted with white cupboards, sleek silver handles, and wooden worktops. The kitchen offers plenty of cupboard and surface space, along with an integrated hob and double oven. Patio doors open directly onto the rear garden, providing easy access to the outdoors and natural light.

Upstairs, there are three spacious bedrooms. The main bedroom benefits from a built-in wardrobe, while the remaining rooms offer versatility for children, guests, or a home office. The family bathroom is finished with stylish floor-to-ceiling panelling and features a white suite comprising a toilet, sink, and bath with a shower over.

The rear garden is a great space for relaxation or entertaining, designed for low maintenance with a patio area and ample room to enjoy the outdoors.

## Additional Information

Type of home- Terraced House

Tenure- Freehold

EPC Rating- C

Council tax band- C

Borough- Vale Of Glamorgan

## Local Area

St. Brannocks Close is situated in a popular and well-established residential area of Barry, known for its friendly community feel and proximity to a range of local amenities. Residents can enjoy easy access to nearby parks, leisure facilities, and a variety of shops, cafes, and restaurants, all of which contribute to a vibrant local lifestyle. The area also benefits from its proximity to the scenic coastline and popular walking routes, offering numerous opportunities for outdoor activities and relaxation.

## Schools

The property is well-positioned for access to a range of local schools, making it an ideal choice for families. The area offers a selection of both primary and secondary education options, all within a short distance. Many schools in the vicinity have a strong reputation for academic achievement and supportive learning environments, contributing to the area's appeal for families with school-age children.

## Local Transport

The property is conveniently located for access to local transport links, making it easy to travel within Barry and to surrounding areas. Regular bus services operate nearby, providing reliable connections to the town centre, shopping areas, and coastal spots. Additionally, train stations nearby offer routes to Cardiff and other key destinations, making them ideal for both commuters and day trips. Road access is also straightforward, with well-maintained routes leading in and out of the town.

## Material Information Property Report

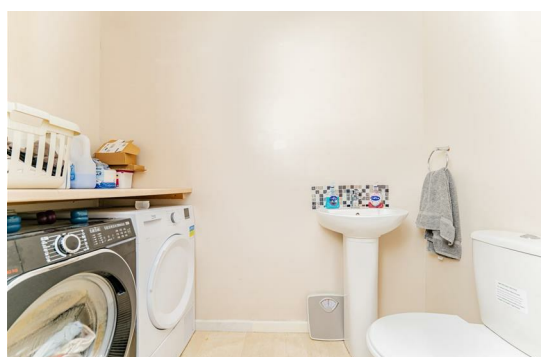
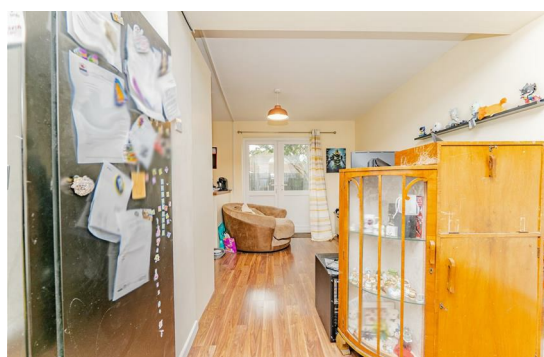
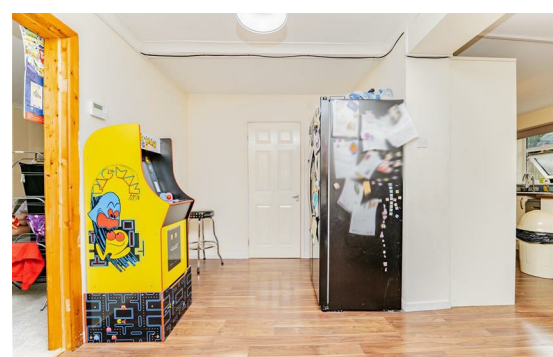
You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

NTSELAT Approved

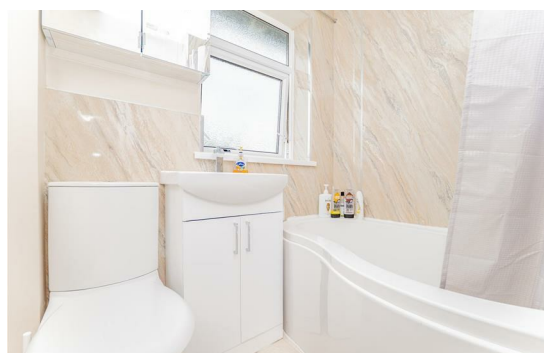
# The Photographs

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.



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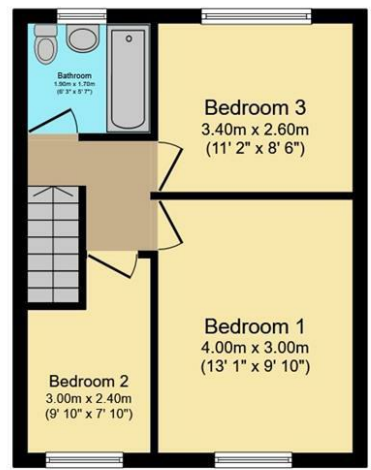
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# The Floorplan



**Ground Floor**  
Floor area 48.9 sq.m. (526 sq.ft.)



**First Floor**  
Floor area 33.0 sq.m. (355 sq.ft.)

Total floor area: 81.9 sq.m. (881 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</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	

