

# The Overview

Property Name:  
**Coigne Terrace, Barry**

Price:  
**£190,000**

Qualifier:  
**Asking Price**



## The Bullet Points

- Three Bedroom Terraced House
- Bay Fronted Living Area
- Downstairs Bathroom
- Additional Storage Cupboards
- Rear Garden Access
- Open Plan Living/Dining Room
- Spacious Fitted Kitchen
- Built-In Wardrobes
- Low Maintenance Rear Garden
- Gated Front Garden



# The Main Text

Situated in a convenient location, Coigne Terrace, Barry, CF63 3NU, this well-presented three-bedroom terraced home is set back from the pavement with a gated front garden, offering a welcoming approach to the property. Internally, the home offers spacious living accommodation throughout, making it an ideal purchase for first-time buyers, growing families, or those looking to upsize.

Upon entering the property, you are welcomed into the entrance hall, which leads through to the spacious open-plan living and dining room. The living area benefits from a large bay window allowing plenty of natural light to flood the room, while neutral carpets and light grey walls create a bright and modern feel. The dining area continues the contemporary styling with grey wood-effect flooring and white and grey décor, offering ample space for a family dining table and entertaining guests.

Leading from the dining area is the generously sized kitchen, fitted with white cupboards and black-effect worktops, providing plenty of storage and preparation space. The kitchen also offers access to the rear garden and an additional storage area, perfect for housing extra appliances or additional household storage.

The ground floor further benefits from a family bathroom which is tiled throughout and fitted with a white toilet, wash hand basin, and bath with overhead shower.

On the first floor are three spacious bedrooms, all finished with grey carpets throughout. The main bedroom benefits from built-in wardrobes spanning one wall, while the third bedroom also offers a useful built-in storage cupboard.

Externally, the rear garden is designed for low maintenance and relaxation, being mostly flat with a few steps leading into the garden area. Finished with stylish grey tiling, it provides the perfect space for outdoor seating and enjoying the sun. The garden also benefits from rear access for added convenience.

## Local Area

The property is situated in a popular residential area of Barry, offering a great

balance of convenience and community living. Nearby, there are a variety of local shops, supermarkets, cafés, takeaways, and everyday amenities, making day-to-day living easy and accessible. Barry also benefits from beautiful coastal scenery, local parks, leisure facilities, and a vibrant town centre atmosphere, providing plenty to enjoy for families, professionals, and first-time buyers alike.

## Education

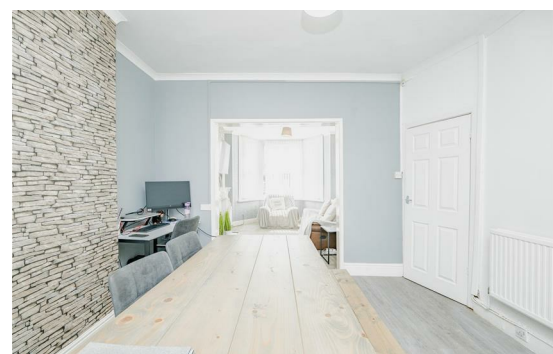
The area benefits from a good selection of educational facilities catering for a range of ages, making it a popular choice for families. There are a variety of primary and secondary education options nearby, along with further educational opportunities within the wider area. The location is well suited for those looking to remain close to everyday family amenities and community facilities.

## Transport Links

The property benefits from good transport links within Barry and to surrounding areas, making it convenient for commuters and everyday travel. There is easy access to main roads leading towards Cardiff and the wider Vale of Glamorgan, while nearby public transport options provide regular services across the town and beyond. The area is well positioned for those needing convenient connections for work, leisure, and day-to-day living.

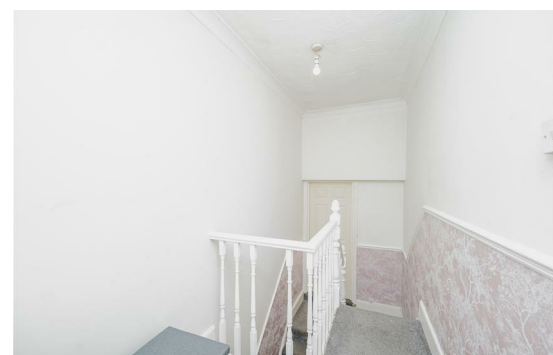
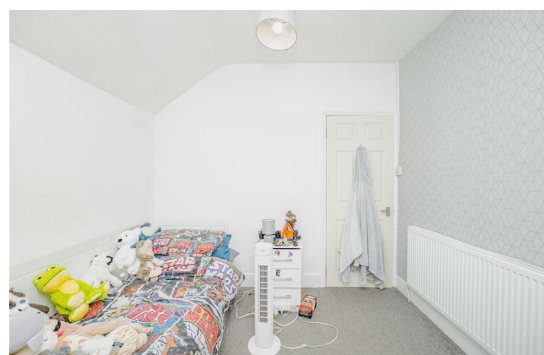
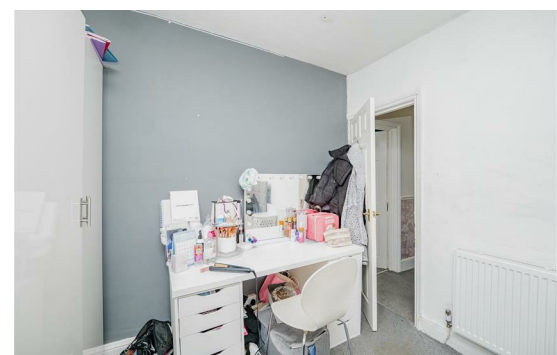
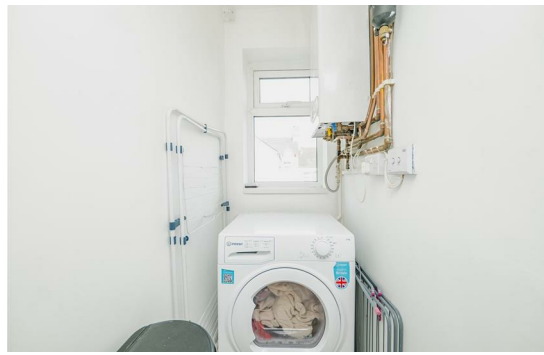
# The Photographs

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



Total floor area: 91.7 sq.m. (987 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>		
(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 	

**CONRAD ESTATE AGENTS**