

The Overview

Property Name:

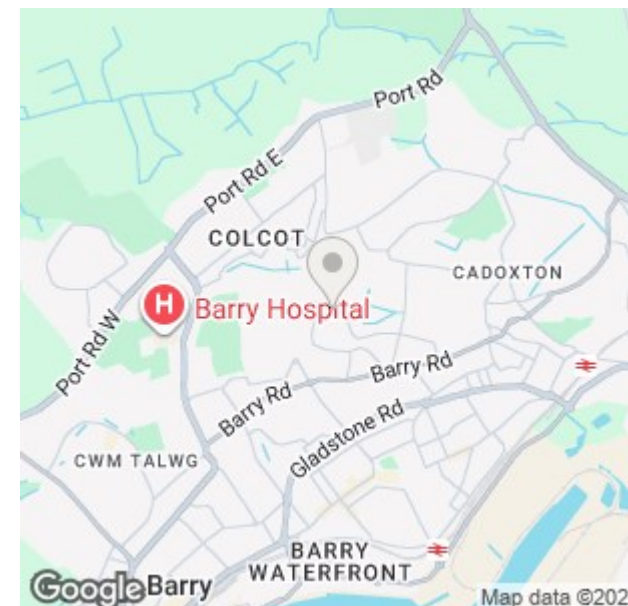
Collard Crescent, Barry

Price:

£270,000

Qualifier:

Asking Price



The Bullet Points

- Three-Bedroom Semi-Detached Home
- Modern Kitchen/Dining Area
- Ground-Floor WC
- Off-Road Parking
- Enclosed Rear Garden
- Spacious Reception Room
- Breakfast Bar
- Family Bathroom
- Garage
- Well Presented Throughout



The Main Text

Situated within an established residential area of Barry, this well-presented three-bedroom semi-detached home offers generous and versatile accommodation, a modern open-plan kitchen/dining space, off-road parking and an enclosed rear garden, making it an excellent choice for families, couples and first-time buyers alike.

The property has been tastefully presented throughout, combining contemporary finishes with practical family living. Upon entering, a welcoming hallway provides access to the ground-floor accommodation and stairs to the first floor.

The main reception room is a particularly spacious and comfortable living area, finished in neutral tones, with attractive flooring and a large front-facing window that allows plenty of natural light into the room.

One of the standout features is the impressive kitchen and dining area positioned across the rear of the property. The modern kitchen incorporates a good range of fitted units, worktop space and a breakfast bar, while the open arrangement flows naturally into a dedicated dining area. This creates an excellent sociable space for everyday family life and entertaining. A door provides direct access to the rear garden, while a convenient ground-floor WC completes this level.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom provides generous accommodation with extensive fitted wardrobes, while the remaining bedrooms offer excellent flexibility for children, guests or those requiring a home office.

The family bathroom is fitted with a bath, a separate shower enclosure, a washbasin, and a WC.

Outside, the property benefits from off-road parking to the side, with the photographs also showing a garage. To the rear is an enclosed garden arranged with a lawn and paved seating areas, providing plenty of space for outdoor dining, entertaining and

family use.

A spacious and well-presented home offering an excellent combination of internal accommodation, parking and outdoor

Local Area

Collard Crescent is situated within the Gibbonsdown area of Barry, providing convenient access to a wide range of everyday amenities and services. Barry offers an extensive selection of shops, supermarkets, leisure facilities, restaurants and cafés, while the town centre and waterfront areas provide further amenities. The location is also well-placed for enjoying Barry's parks, coastline, and the wider Vale of Glamorgan.

Local Transport Links

The property is conveniently positioned for road and public transport connections. Several bus stops are located on surrounding streets, including stops near Solva Close, Lydstep Road and Carew Close. Cadoxton railway station is approximately 1km from the postcode area, providing rail connections towards Cardiff and other destinations along the Vale of Glamorgan Line. Road links also provide convenient access towards Cardiff, the wider Vale of Glamorgan and the M4 corridor.

Local Schools

Families have a good selection of educational facilities within the surrounding area. Nearby primary options include Oak Field Primary School, Ysgol Gwaun Y Nant and Colcot Primary School. Secondary education within Barry includes Pencoedtre High School, and Welsh-medium education is available at Ysgol Gymraeg Bro Morgannwg. Buyers are advised to confirm current admissions and catchment arrangements directly with the relevant school or local authority.

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

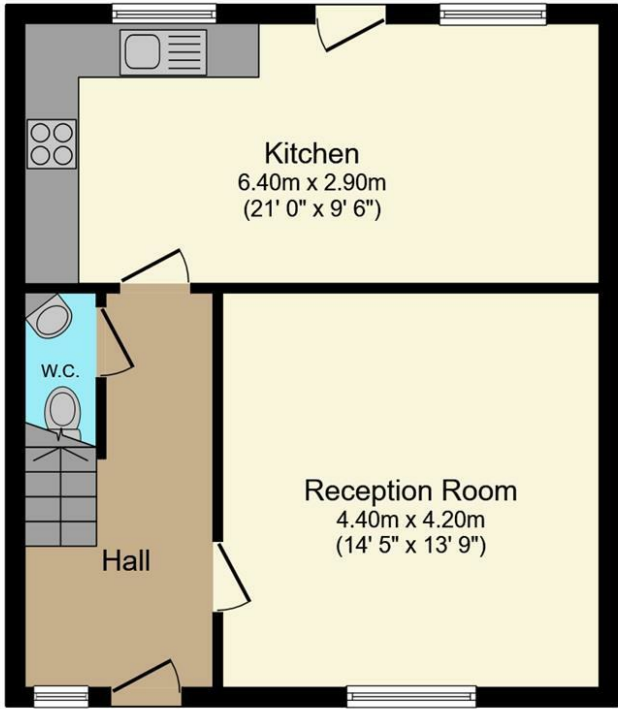
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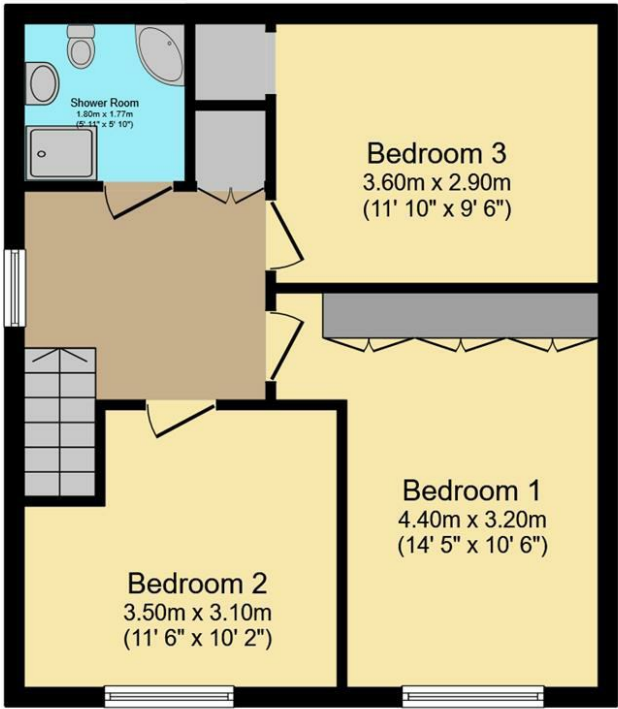
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The Floorplan



Ground Floor



First Floor

Total floor area: 94.7 sq.m. (1,020 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) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

