

# The Overview

Property Name:

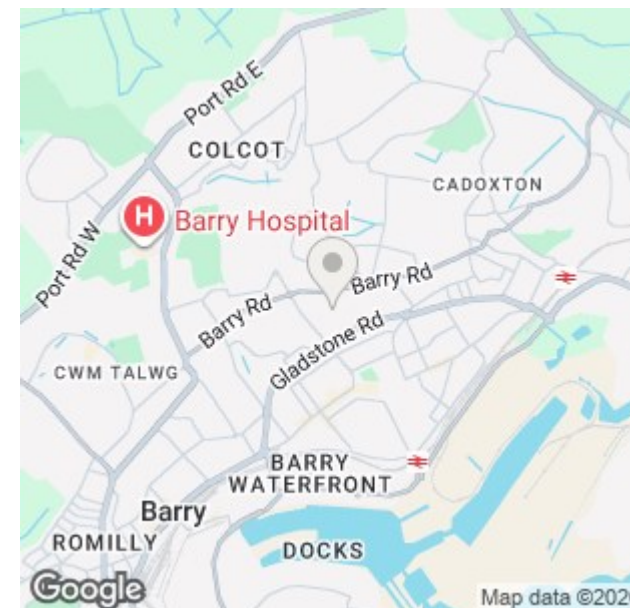
**Somerset Road East, Barry**

Price:

**£260,000**

Qualifier:

**Asking Price**



## The Bullet Points

- Three-bedroom semi-detached home
- Two spacious reception rooms
- Modern kitchen with breakfast bar
- Generous lawned garden
- Side access to garden
- Off-street parking
- Bay-fronted living area
- Patio doors to rear garden
- Brick-built storage shed
- Popular residential location



# The Main Text

Located in a popular residential area, Somerset Road East, Barry, CF63 1BE, this three-bedroom semi-detached home offers generous living space, off-street parking, and a layout well suited to modern family living.

You are welcomed into the property via an entrance porch, leading into a bright hallway that connects the ground-floor accommodation. At the front of the home is the first reception room, currently used as the main living area. This inviting space features a bay window and offers ample seating.

The second reception room is equally spacious and is presently arranged as a combined dining room and home office. It easily accommodates a large dining table and benefits from patio doors that open directly onto the rear garden, allowing natural light to flow through and creating a smooth transition to the outdoor space.

The kitchen is another strong feature of the property. Generous in size, it is fitted with wood-effect cabinetry and grey worktops, offering plenty of work surface and storage. A practical breakfast bar adds extra versatility, and a door provides side access to the rear garden. The kitchen also includes access to a handy under-stairs storage cupboard.

Upstairs, you will find three well-proportioned bedrooms along with a family bathroom, offering comfortable accommodation for a range of households.

The rear garden is impressively large and mainly laid to lawn, ideal for children, pets, or outdoor entertaining. Directly outside the patio doors is a perfect seating area for dining or relaxing. The garden also features a brick lean-to storage shed and gated access at the front of the property.

A fantastic opportunity to secure a spacious home in a desirable location, ready for its next owners to make their own.

## Additional Information

Type of home- Semi-detached house  
Tenure- Freehold  
EPC Rating- D

Council tax band- C  
Local Authority- Vale of Glamorgan

## Local Area

The property sits within a well-established residential neighbourhood known for its welcoming community feel and access to everyday conveniences. Nearby, you'll find a range of shops, cafés, parks, and green spaces, making it easy to enjoy both leisure time and essential amenities close to home. The area offers an outstanding balance of coastal charm and practical living, with Barry's popular beaches, walking spots, and local attractions all within easy reach. It's a location that suits a variety of lifestyles, offering plenty to explore and enjoy.

## Education

The area offers access to a selection of well-regarded educational options for children of all ages, providing families with a choice of settings known for supportive environments and a strong focus on learning and development. Many of the nearby schools are praised for their community atmosphere, varied extracurricular activities, and commitment to helping children thrive academically and socially. Whether you're looking for early years provision or continuing education, the surrounding area caters well to a range of educational needs.

## Transport Links

The area is well served by a range of transport options, making commuting and travel straightforward. Local train services provide direct links to Cardiff and other nearby destinations, while regular bus routes offer convenient connections throughout Barry and further afield. Road access is also excellent, with easy routes to the M4, providing quick links to Cardiff, Newport, Bridgend, and the wider South Wales. Whether travelling for work or leisure, residents benefit from reliable and accessible transport in all directions.

## 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.

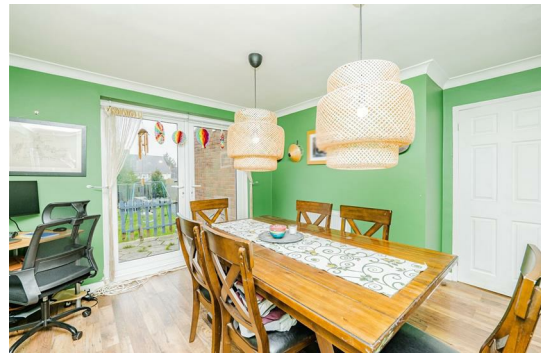
Please get in touch with us directly if you'd like a link or PDF sent to you.

NTSELAT Approved



# The Photographs

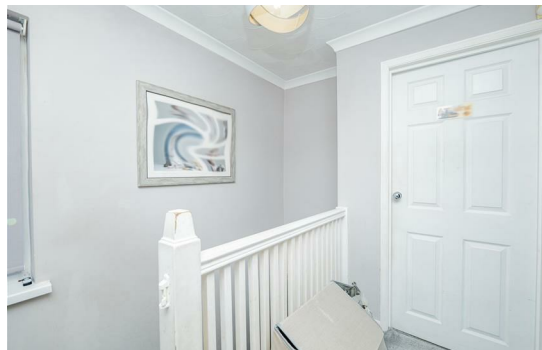
We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.





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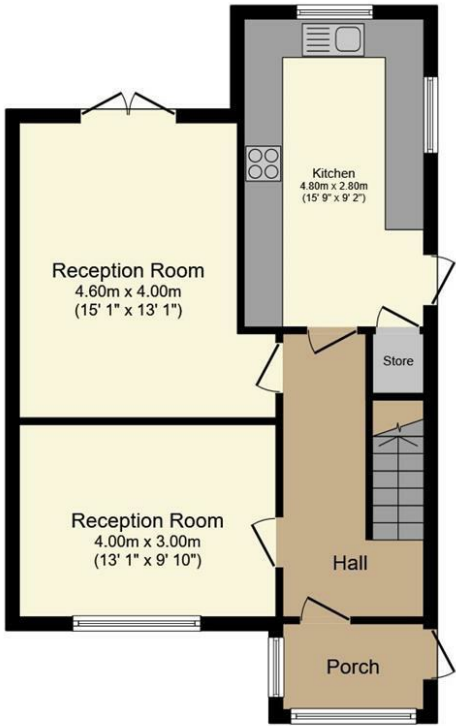


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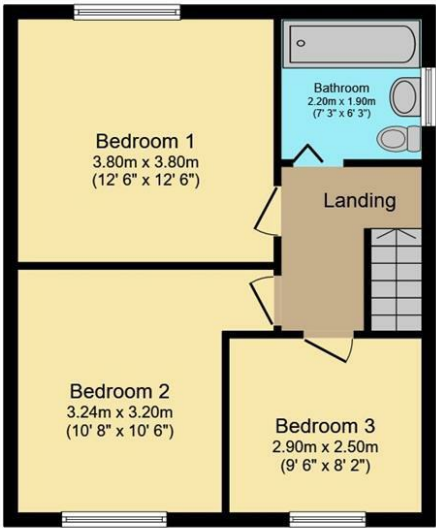
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# The Floorplan



**Ground Floor**  
Floor area 56.2 sq.m. (605 sq.ft.)



**First Floor**  
Floor area 48.5 sq.m. (522 sq.ft.)

Total floor area: 104.8 sq.m. (1,128 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](http://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>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	

