

UNDER OFFER



Dobbins Road

Coldbrook, Barry, CF63 2NP

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GUIDE PRICE

£400,000

4 BEDROOMS

3 BATHROOMS

3 RECEPTIONS

1,604 SQ FT

1603.82 SQFT

THREE VERSATILE RECEPTION
ROOMS

GARAGE AND OFF-ROAD PARKING

CLOSE TO HIGHLY REGARDED
SCHOOLS, LOCAL AMENITIES AND
TRANSPORT LINKS

SPACIOUS FOUR-BEDROOM
DETACHED FAMILY HOME

TWO WELL-APPOINTED
BATHROOMS

IDEAL FOR GROWING OR MULTI-
GENERATIONAL FAMILIES



THE PROPERTY

Situated on the highly sought-after Dobbins Road in Barry, this beautifully maintained four-bedroom family home offers generous and versatile accommodation, perfectly suited to modern family living. Boasting three spacious reception rooms, the property provides flexible space for entertaining, relaxing or working from home, while the rear extension enhances the living accommodation and creates a bright, welcoming atmosphere.

The home further benefits from two well-appointed bathrooms, making busy family life effortless, alongside a practical layout that can easily adapt to a variety of needs. Outside, there is the added convenience of a garage and off-road parking, offering ample space for vehicles and additional storage.

Ideally positioned close to well-regarded schools, local amenities and excellent transport links, this superb property combines space, comfort and convenience in one desirable package. Offering exceptional flexibility for growing families or those seeking additional living space, this is a wonderful opportunity to acquire a home ready to be enjoyed from day one. Early viewing is highly recommended.

INSIDE



ACCOMMODATION

HALLWAY

0.89m / 1.75m

BOOT ROOM / UTILITY ROOM

2.31m x 3.76m

STORAGE

3.76m x 1.27m

WC

0.86m x 1.78m

LIVING ROOM

4.37m x 4.27m

LOUNGE

3.18m x 3.68m

KITCHEN

2.72m x 4.78m

DINING ROOM

3.18m x 3.68m

KITCHEN

2.72m x 4.78m

STUDY

3.45m x 2.72m

BEDROOM ONE

3.51m x 4.11m

EN-SUITE

1.17m x 2.44m

BEDROOM TWO

2.77m x 3.48m

BEDROOM THREE

4.06m / 3.05m x 2.67m / 1.75m

BEDROOM FOUR

2.21m / 2.49m x 4.11m

BATHROOM

2.46m x 2.16m

PROPERTY TYPE

HOUSE - DETACHED

INTERNAL AREA

1,604 SQ FT

TENURE

FREEHOLD

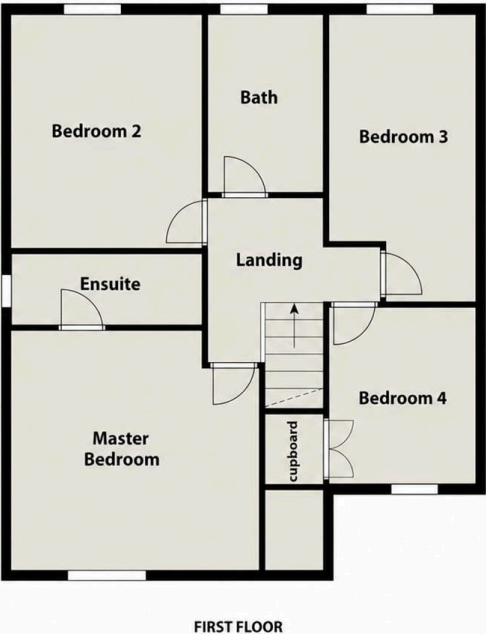
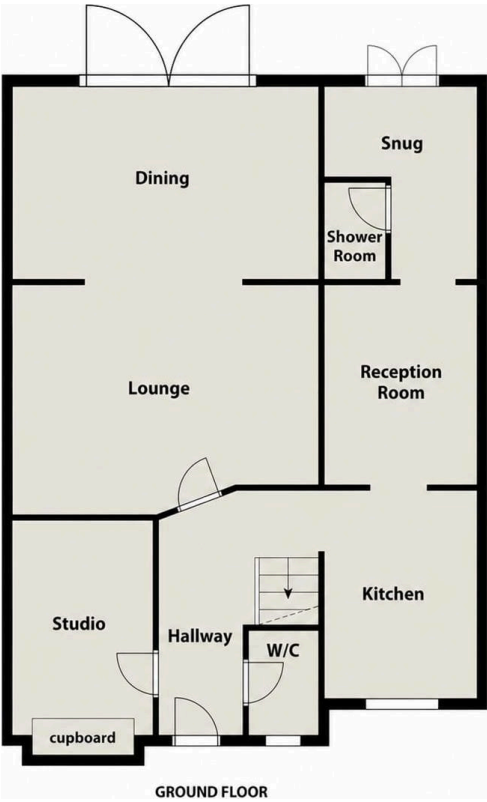
COUNCIL TAX

BAND E · ABOUT £2,727 A YEAR
Vale of Glamorgan Council, 2026/27 estimate

EPC RATING

78 · POTENTIAL 85

FLOORPLAN





Sam Draisey

BRANCH MANAGER AND PT IN HER SPARE TIME
BARRY BRANCH

01446 700222

84 HIGH STREET, BARRY, CF62 7DX

jeffreygross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 84 High Street, Barry, CF62 7DX. 01446 700222. The Property Ombudsman, membership D03828.
jeffreygross.co.uk