

FOR SALE



Barrians way

Westend, Barry, CF62 8JG

WESTEND, BARRY

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GUIDE PRICE

£160,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

657 SQ FT

656.60 SQFT

SPACIOUS RECEPTION ROOM

ACCESS TO COMMUNAL GARDENS

IDEAL FOR FIRST-TIME BUYERS,
COUPLES OR INVESTORS

WELL-PRESENTED TWO-BEDROOM
GROUND FLOOR FLAT

MODERN BATHROOM

ALLOCATED PARKING SPACE

CLOSE TO LOCAL AMENITIES AND
TRANSPORT LINKS



THE PROPERTY

Situated in a lovely quiet cul-de-sac on Barrians Way, Barry, this well-presented two-bedroom ground floor flat offers comfortable and convenient living.

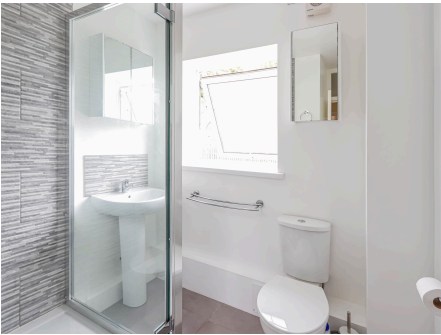
The property features a spacious reception room, two well-proportioned bedrooms and a modern bathroom, along with access to well-maintained communal gardens providing a pleasant outdoor space to relax and enjoy. Further benefits include an allocated parking space.

Ideally positioned close to local amenities, transport links and everything Barry has to offer, this property would make an excellent home for a first-time buyer, couple or investor.

A fantastic opportunity to purchase a well-presented ground floor flat in a peaceful and desirable setting, complete with allocated parking – viewing is highly recommended.



INSIDE

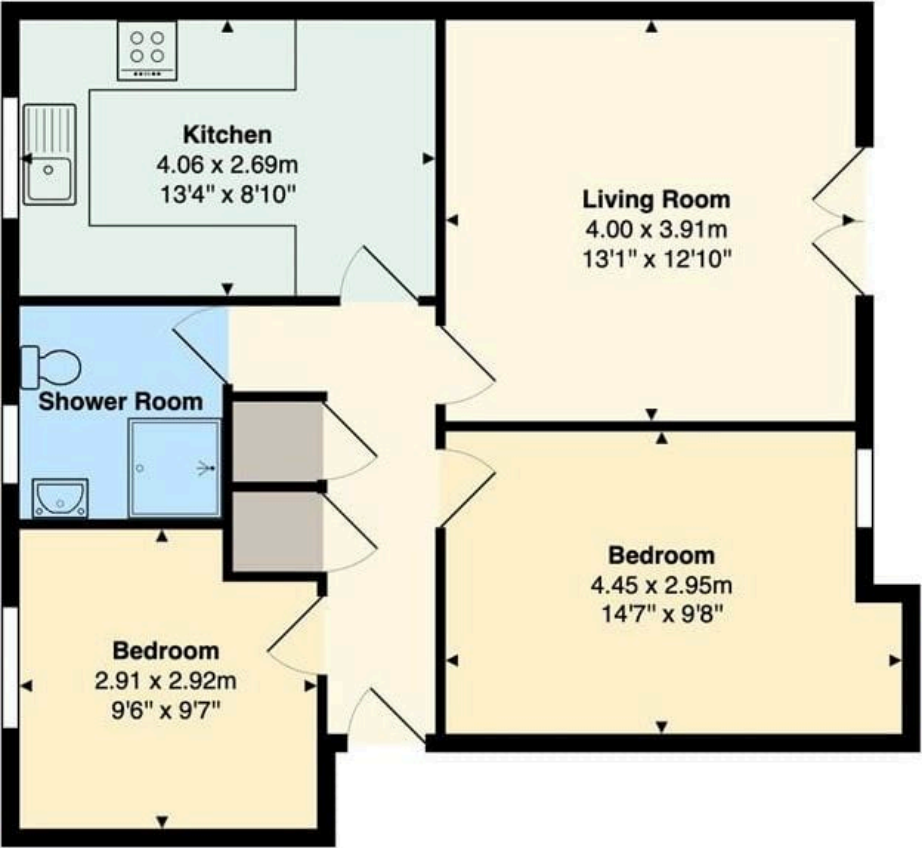


ACCOMMODATION

LIVING ROOM	3.99m x 3.91m
KITCHEN	4.06m x 2.69m
BEDROOM ONE	2.95m x 4.45m / 3.99m
BEDROOM TWO	2.87m / 2.41m x 2.82m / 1.73m
BATHROOM	2.06m x 1.98m

PROPERTY TYPE	FLAT/APARTMENT
INTERNAL AREA	657 SQ FT
TENURE	LEASEHOLD
COUNCIL TAX	BAND C · ABOUT £1,984 A YEAR <i>Vale of Glamorgan Council, 2026/27 estimate</i>
EPC RATING	62 · POTENTIAL 74

Barrians Way, Barry, CF62 8JG



Total Area: 60.0 m² ... 646 ft²

All measurements are approximate and for display purposes only



Sam Draisey

BRANCH MANAGER AND PT IN HER SPARE TIME
BARRY BRANCH

01446 700222

84 HIGH STREET, BARRY, CF62 7DX

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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