

FOR SALE



Blackberry Drive

Cwm Talwg, Barry, CF62 7JQ

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GUIDE PRICE

£250,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

560 SQ FT

SQFT TBC

SPACIOUS RECEPTION ROOM

WELL-APPOINTED BATHROOM

IDEAL FOR FIRST-TIME BUYERS,
COUPLES OR SMALL FAMILIES

TWO-BEDROOM SEMI-DETACHED
HOME

BRIGHT CONSERVATORY OFFERING
ADDITIONAL VERSATILE LIVING
SPACE

VACANT POSSESSION



THE PROPERTY

Situated in the popular area of Blackberry Drive, Barry, this charming two-bedroom semi-detached home offers comfortable and well-proportioned accommodation, making it an ideal choice for first-time buyers, couples or small families. The property features a spacious reception room providing a welcoming space for both relaxing and entertaining, along with a bright conservatory offering valuable additional living space.

With two well-sized bedrooms, a well-appointed bathroom and the added benefit of vacant possession, this home is ready for its new owners to move straight in and make their mark. The property is located within a pleasant residential setting, while also being conveniently positioned for local amenities, schools, transport links and Barry's popular coastal attractions.

A lovely opportunity to purchase a well-located home with plenty of potential to personalise and enjoy. Early viewing is highly recommended.



INSIDE



ACCOMMODATION

PORCH	1.09m x 0.79m
LIVING ROOM	3.66m x 4.14m
KITCHEN	2.87m x 3.66m
CONSERVATORY	3.56m x 3.12m
BEDROOM ONE	2.77m x 3.66m
BEDROOM TWO	1.98m x 3.66m
SHOWER ROOM	1.68m x 2.13m

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	560 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND C · ABOUT £1,984 A YEAR <i>Vale of Glamorgan Council, 2026/27 estimate</i>
EPC RATING	73 · POTENTIAL 78

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Total Area: 65.0 m² ... 700 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