

UNDER OFFER



# Barry Road

*East End, Barry, CF63 1BA*

EAST END, BARRY

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GUIDE PRICE

£130,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

593 SQ FT

592.015 SQFT

PRIVATE SEPARATE ENTRANCE  
OFFERING ADDED PRIVACY

BRIGHT AND WELCOMING  
RECEPTION ROOM

CLOSE TO LOCAL SHOPS, CAFÉS,  
SCHOOLS, AND AMENITIES

TWO-BEDROOM FLAT CONVERSION

WELL-APPOINTED BATHROOM

LOCATED ON THE POPULAR BARRY  
ROAD IN BARRY

EXCELLENT NEARBY TRANSPORT  
LINKS



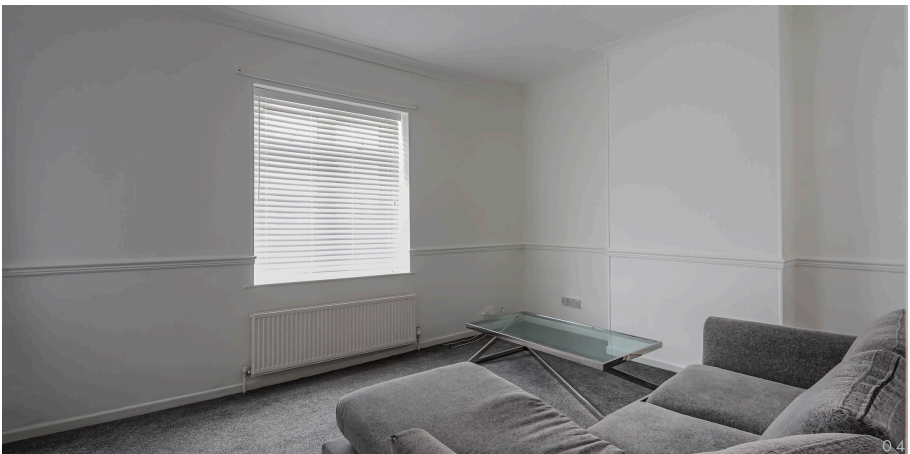
## THE PROPERTY

Situated on the ever-popular Barry Road, this attractive two-bedroom flat conversion benefits from its own private entrance and communal garden. The property offers an appealing sense of independence rarely found in apartment living.

Inside, the home features a bright and inviting reception room, perfect for both relaxing and entertaining. Two generously sized bedrooms provide comfortable accommodation, while the well-appointed bathroom is designed with practicality in mind.

Ideally positioned close to a range of local shops, cafés, schools, and excellent transport links, the property is perfectly suited to first-time buyers, investors, couples, or small families seeking a well-connected yet welcoming place to call home.

Offering comfortable modern living in a desirable area, this is an opportunity not to be missed.



INSIDE



ACCOMMODATION

|             |                               |
|-------------|-------------------------------|
| HALLWAY     | 0.94m / 1.22m                 |
| LIVING ROOM | 3.33m x 5.59m                 |
| KITCHEN     | 1.73m x 3.68m                 |
| BEDROOM ONE | 3.51m x 3.38m                 |
| BEDROOM TWO | 3.28m / 3.18m x 2.24m / 1.80m |
| BATHROOM    | 2.26m x 1.50m                 |

|               |                                                                                    |
|---------------|------------------------------------------------------------------------------------|
| PROPERTY TYPE | FLAT - CONVERSION                                                                  |
| INTERNAL AREA | 593 SQ FT                                                                          |
| TENURE        | SHARE OF FREEHOLD                                                                  |
| COUNCIL TAX   | BAND B · ABOUT £1,736 A YEAR<br><i>Vale of Glamorgan Council, 2026/27 estimate</i> |
| EPC RATING    | 61 · POTENTIAL 77                                                                  |

FLOORPLAN

39b, Barry Road, Barry, CF63 1BA



Total Area: 54.2 m<sup>2</sup> ... 583 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Sam Draisey

BRANCH MANAGER AND PT IN HER SPARE TIME  
BARRY BRANCH

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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.  
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