

FOR SALE

Nant Talwg Way

West End, Barry, CF62 6LZ

WEST END, BARRY

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GUIDE PRICE

£350,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

797 SQ FT

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TWO GOOD SIZED BEDROOMS

PRIVATE GARDEN BACKING ONTO
PROTECTED TREES OF
PORTHKERRY

SEMI-DETACHED BUNGALOW

SUBSTANTIAL PLOT

SOUGHT AFTER LOCATION



THE PROPERTY

Situated in the highly desirable location of Nant Talwg Way, this impressive semi-detached bungalow offers a wonderful combination of space, comfort, and future potential. The property features two generously sized bedrooms and a spacious reception room, making it an ideal choice for those seeking peaceful, single-level living.

Larger than the average bungalow and set on a substantial plot, the property benefits from ample outdoor space and offers excellent scope for extension, subject to the necessary consents. Recently redecorated throughout, the interior provides a bright, neutral blank canvas, ready for new owners to personalise and make their own.

Further advantages include off-road parking for multiple vehicles and a garage, ensuring both practicality and convenience. To the rear, the bungalow enjoys a private garden that backs onto a protected tree reservation area and the beautiful Porthkerry Park. This idyllic outlook not only enhances privacy but also guarantees no future development, creating a truly tranquil setting.

In summary, this charming bungalow is a rare opportunity in a sought-after area, offering generous living space, exciting potential, and a peaceful, green outlook. Perfect for buyers looking to settle in a desirable location with excellent outdoor space and parking, this delightful home is not to be missed.

INSIDE



ACCOMMODATION

PORCH	1.12m x 1.52m
HALLWAY	1.52m / 0.91m
LIVING ROOM	3.28m / 3.91m x 5.21m
KITCHEN	2.34m x 4.06m
BEDROOM ONE	3.81m x 3.71m
BEDROOM TWO	3.10m x 3.58m
BATHROOM	2.01m x 2.01m

PROPERTY TYPE	BUNGALOW - SEMI DETACHED
INTERNAL AREA	797 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND D · ABOUT £2,232 A YEAR <i>Vale of Glamorgan Council, 2026/27 estimate</i>
EPC RATING	69 · POTENTIAL 77

FLOORPLAN

Nant Talwg Way, Barry, CF62 6LZ



Total Area: 87.9 m² ... 946 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

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