

FOR SALE

Warwick Way

Barry, CF62 9AB

BARRY

Warwick Way

Barry, CF62 9AB

GUIDE PRICE

£280,000

3 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

1,170 SQ FT

1170 SQFT

OFF ROAD PARKING FOR MULTIPLE
VEHICLES. EV CHARGER FITTED

SPACIOUS LIVING ROOM

SOUTH FACING GARDEN

THREE DOUBLE BEDROOMS

DORMER LOFT ROOM WITH NEWLY
FITTED EN-SUITE

MODERN RENOVATIONS
THROUGHOUT



THE PROPERTY

Located on Warwick Way, Barry, this beautifully presented semi-detached home combines contemporary style with spacious family living.

Offering three generous double bedrooms, the property features an impressive principal suite enhanced by a dormer extension and complemented by a modern en-suite shower room, creating a private and relaxing retreat.

The heart of the home is the superb open-plan living space, designed to suit modern family life. Bright and sociable, the room provides clearly defined areas for relaxing, dining and entertaining, while opening directly onto the south-facing rear garden to create a seamless connection between indoor and outdoor living.

The modern fitted kitchen comes complete with integrated appliances and has been thoughtfully designed with both practicality and style in mind. Throughout the property, tasteful décor and contemporary finishes create a warm and welcoming atmosphere.

Outside, the attractive rear garden enjoys a sunny southerly aspect, providing the perfect setting for outdoor dining, entertaining or simply unwinding. To the front, ample off-road parking accommodates multiple vehicles with ease.

Beautifully maintained and ready to move straight into, this impressive home offers an excellent balance of comfort, practicality and style. With generous accommodation and modern finishes throughout, this is a property that must be viewed to be fully appreciated.

INSIDE



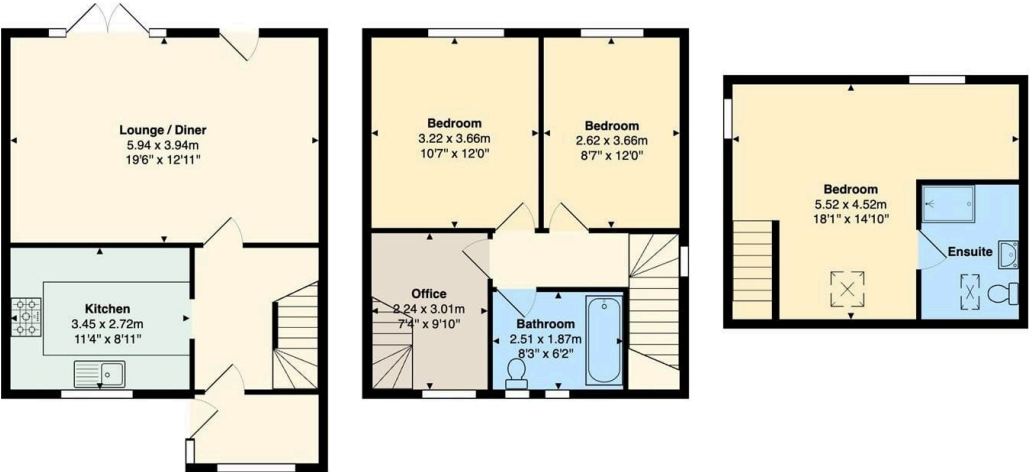
ACCOMMODATION

PORCH	1.32m x 2.39m
HALLWAY	2.26m
KITCHEN	3.45m x 2.72m
LIVING / DINING ROOM	3.94m x 5.84m
BEDROOM TWO	2.62m x 3.94m
BEDROOM THREE	3.94m x 3.07m
BATHROOM	1.70m x 2.51m
OFFICE	2.69m x 2.24m
MASTER BEDROOM	4.52m x 3.73m / 4.22m
EN-SUITE	1.88m x 2.59m

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	1,170 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND D · ABOUT £2,232 A YEAR <i>Vale of Glamorgan Council, 2026/27 estimate</i>
EPC RATING	72 · POTENTIAL 77

FLOORPLAN

Warwick Way, Barry, CF62 9AB



Total Area: 108.7 m² ... 1170 ft²

All measurements are approximate and for display purposes only



Georgia Farr

SALES VALUER AND MARKETING MANAGER

BARRY BRANCH

01446 700222

84 HIGH STREET, BARRY, CF62 7DX

jeffreycross.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.
jeffreycross.co.uk