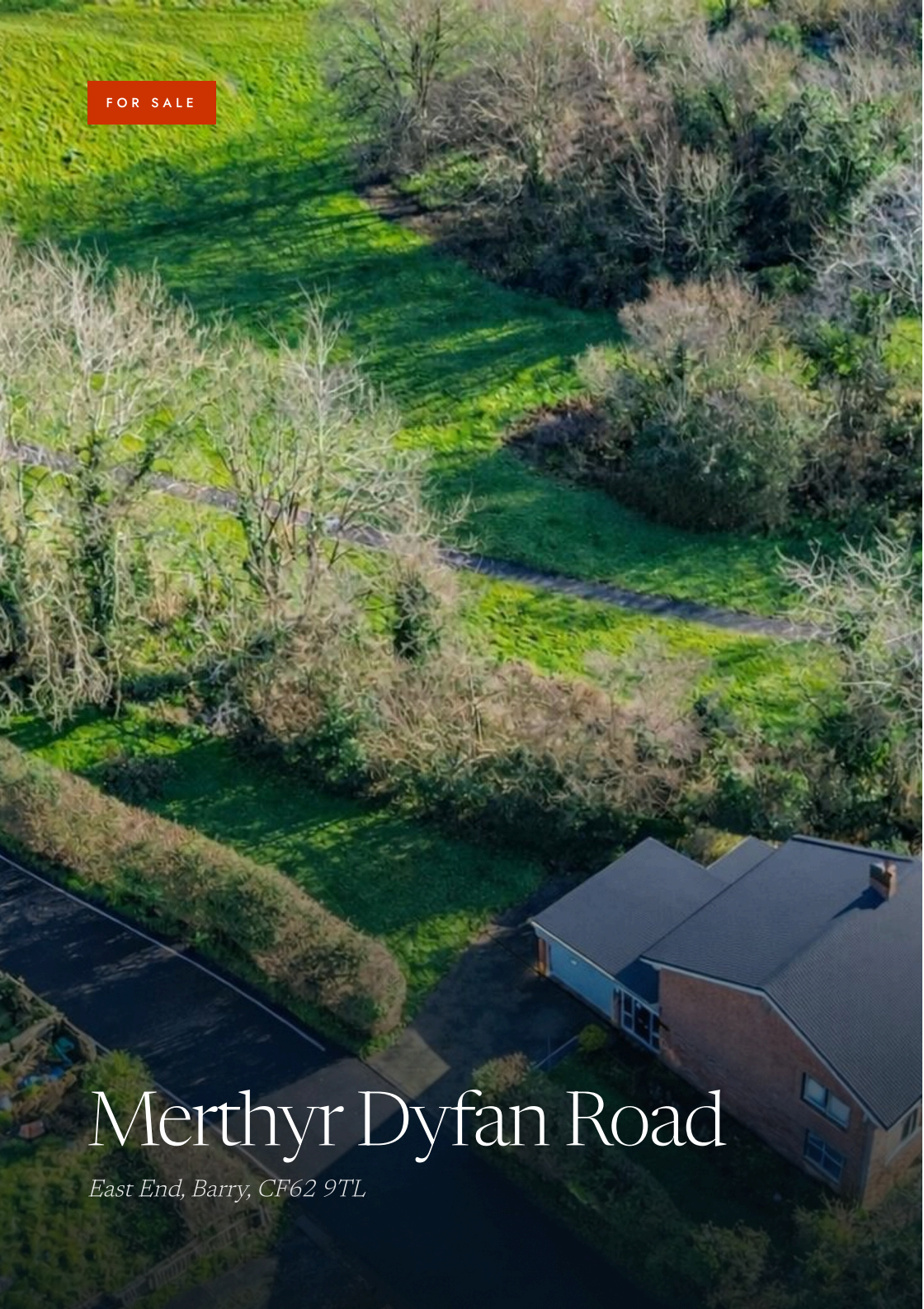




FOR SALE

Merthyr Dyfan Road

East End, Barry, CF62 9TL

EAST END, BARRY

Merthyr Dyfan Road

East End, Barry, CF62 9TL

GUIDE PRICE

£355,000

4 BEDROOMS

1 BATHROOM

2 RECEPTIONS

1,314 SQ FT

1313 SQFT

PRIVATE PLOT JUST OFF MERTHYR
DYFAN ROAD

LARGE GARDENS WITH PEACEFUL
FIELD VIEWS TO THE REAR

POTENTIAL TO EXTEND (STPP)

FOUR-BEDROOM DETACHED FAMILY
HOME

NO ONWARD CHAIN

OFF-ROAD PARKING AND GARAGE



THE PROPERTY

Tucked away on its own plot just off Merthyr Dyfan Road in the desirable town of Barry, this attractive four bedroom detached house offers a wonderful opportunity for family living with the added benefit of no onward chain. Set on a substantial plot, the property features extensive garden space ideal for outdoor entertaining, family activities, or simply enjoying the peaceful surroundings.

To the rear, a tranquil field creates a picturesque backdrop of trees, enhancing the sense of privacy and calm that this home provides.

Lovingly maintained and presented in excellent condition throughout, the property offers a spacious and versatile layout ready for the new owners to personalise to their own style. Practical features include off road parking and a garage, ensuring convenience and security for vehicles.

There is also potential to extend the property subject to planning permission, making it an excellent choice for anyone looking to create their ideal family home.

This is more than just a house it is a place where lasting memories can be made. Do not miss the opportunity to make this beautiful home your own.

INSIDE



ACCOMMODATION

PORCH	2.24m x 1.73m
GARAGE	3.58m x 4.90m
HALLWAY	2.21m
LIVING ROOM	3.84m x 6.76m
KITCHEN/DINER	4.39m x 3.84m
UTILITY ROOM	3.15m x 2.49m / 1.73m
SHOWER ROOM	1.80m x 1.78m
BEDROOM ONE	3.89m x 3.33m
BEDROOM TWO	3.48m x 2.62m
BEDROOM THREE	3.33m x 2.34m
BEDROOM FOUR	3.33m x 2.34m
BATHROOM	3.33m x 1.55m

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	1,314 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND E · ABOUT £2,727 A YEAR <i>Vale of Glamorgan Council, 2026/27 estimate</i>
EPC RATING	69 · POTENTIAL 80

FLOORPLAN

Wentwood, Merthyr Dyfan Road, Barry, CF62 9TL



Total Area: 136.8 m² ... 1472 ft²

All measurements are approximate and for display purposes only



Georgia Farr

SALES VALUER AND MARKETING MANAGER

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.
jeffreycross.co.uk