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23 Cwm Barry Way, Barry CF62 6LA
£290,000 Leasehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING E

Situated in the sought-after West End of Barry, Cwm Barry Way presents a charming opportunity for those looking to create their dream home. This delightful three-bedroom semi-detached house boasts a classic bay front, offering a warm welcome as you approach. The property is ideally situated with purpose-built paths leading directly to the picturesque Porthkerry Country Park and the stunning local beaches, making it perfect for nature lovers and families alike.

Upon entering, you are greeted by a spacious hallway that leads to a generous living room and dining area, providing an inviting space for relaxation and entertaining. The fitted kitchen, offers a practical layout for culinary enthusiasts, a conservatory with French doors leading from the dining room and a single door leading to the rear garden, finally a W.C Cloakroom completes the ground floor. Ascending to the first floor, you will find three well-proportioned bedrooms, ideal for family living, along with a family shower room.

Externally, the property features a block-paved driveway that accommodates multiple vehicles, complemented by a laid-to-decorative chippings a pathway leading to the rear. The rear garden is a true highlight, featuring a raised patio area perfect for al fresco dining, alongside a level lawn garden with planted established shrubbery and additional seating space and room for a garden shed.

It is important to note that the property currently lacks central heating, and it is advisable to seek guidance from a qualified gas engineer regarding potential heating solutions. This home, with its abundant potential and prime location, is a must-see for anyone looking to invest in a property that they can truly make their own. Viewing is highly recommended to appreciate all that this lovely home has to offer.







FRONT
Block paved driveway with parking for multiple vehicles. Laid decorative sandstone chippings, Planted established shrubbery. Side access to rear garden. UPVC double glazed door to entrance hallway.

Entrance Hallway
6'10 x 12'11 (2.08m x 3.94m)
Papered ceiling, papered walls, fitted carpet flooring. Wall-mounted heater. UPVC double-glazed window to the side, UPVC double-glazed front door with obscure glass insert. Carpeted staircase to the first floor. Wood panel door to living/dining. Access to understairs storage.

Living Room
11'09 x 12'10 (3.58m x 3.91m)
Papered ceiling, papered walls with picture rails, fitted carpet flooring. Gas fire. UPVC double-glazed bay window to the front elevation. Through opening to dining room. Glazed window to entrance hallway.

Dining Room
11'01 x 11'11 (3.38m x 3.38m)
Textured ceiling, papered walls with picture rails, fitted carpet flooring. Gas fire. UPVC double-glazed French doors to conservatory. Through opening to kitchen and living. Wood framed glazed door leading to the entrance hallway.

Kitchen
6'08 x 8'00 (2.03m x 2.44m)
Polystyrene ceiling, polystyrene walls part porcelain tiled. Wood laminate flooring. UPVC double glazed window to the side. Fitted kitchen comprising of wall and base units. Wood laminate worktops and breakfast bar area. Stainless steel sink. Wall mounted cooker hood. Space for Gas cooker, space for fridge freezer, space for washing machine. Through opening to dining.

Conservatory
7'07 x 10'06 (2.31m x 3.20m)
Polycarbonate roof, UPVC double-glazed windows to the side/rear, wood laminate flooring. UPVC double-glazed French doors leading to the dining room. UPVC double-glazed door to the rear garden. Wood-framed door to W.C. Cloakroom.

W.C Cloakroom
2'09 x 4'06 (0.84m x 1.37m)
Textured ceiling, textured walls, fitted carpet flooring. UPVC double-glazed obscure glass window to the rear. Close-coupled toilet. Wood panel door to conservatory.

FIRST FLOOR

First Floor Landing
7'04 x 7'10 (2.24m x 2.39m)
Papered ceiling with loft access, papered walls, fitted carpet flooring. UPVC double-glazed window to the side. Fitted carpet staircase from the ground floor. Wood panel doors leading to Bedrooms one two and three, a further wood panelled door leading to the family shower room.

Bedroom One
10'09 x 13'09 (3.28m x 4.19m)
Papered ceiling, papered walls with picture rails, fitted carpet flooring. Wall-mounted heater. UPVC double-glazed bay window to the front. Built-in storage. Wood panel door leading to the first floor landing.

Bedroom Two
10'06 x 11'08 (3.20m x 3.56m)
Papered ceiling, papered walls with picture rails, fitted carpet flooring. Wall-mounted heater. UPVC double-glazed window to the rear. Built-in wardrobes. Wood panel door leading to the first floor landing.

Bedroom Three
7'00 x 7'05 (2.13m x 2.26m)
Smoothly plastered ceiling, Papered walls with picture rails. Fitted carpet flooring. Wall mounted heater. UPVC double-glazed window the front. Wood panel door leading to the first floor landing.

Family Bathroom
6'01 x 7'00 (1.85m x 2.13m)
Polystyrene ceiling, papered walls, wood laminate flooring. UPVC double-glazed obscure window to the side. Vanity wash hand basin, Close-coupled toilet, corner shower with electric shower overhead. Wood panel door leading to the first floor landing.

REAR
Enclosed rear garden, Paved patio area. Step ascending to a laid to lawn area. Planted established shrubbery surrounding. Space for storage sheds. Side access to front. UPVC double glazed door leading to the conservatory.

COUNCIL TAX
Council tax band D

DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2.When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3.All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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TENURE
We have been advised that the property is Leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.









