

# The Overview

Property Name:  
**39 Aneurin Road**  
**Barry**  
**CF63 4PP**

Price:  
**£240,000**

Qualifier:  
**Asking price**

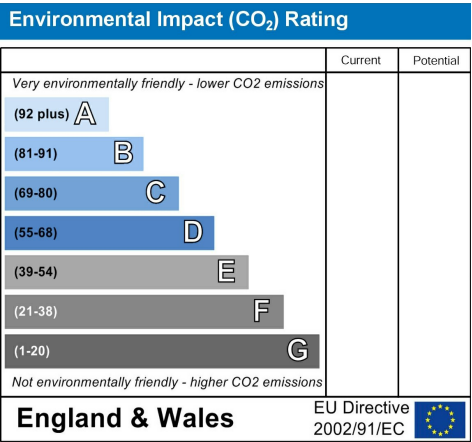
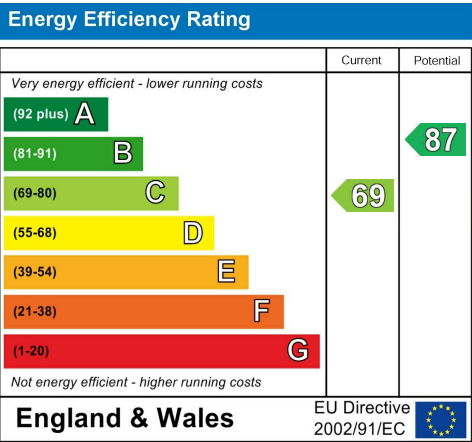
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# The EPC



# The Bullet Points

- Desirable residential location
  - Modern kitchen/diner
  - Stylish family bathroom
  - Brick-built shed and side access
  - Well-maintained throughout
- Three spacious bedrooms
  - Contemporary living room with built-in storage
  - Low-maintenance rear garden
  - Decking and patio areas
  - Perfect for families or first-time buyers



# The Main Text

Situated in a sought-after location, this well presented three-bedroom semi-detached home offers a modern, stylish living space perfect for families or first-time buyers. Upon entering the property, you are welcomed into a bright and inviting entrance hall, setting the tone for the home.

At the front of the property, the spacious and contemporary living room impresses with its charming white decor. The cleverly utilised alcoves feature built-in white storage shelves and cupboards, offering functionality and style.

To the rear, the heart of the home awaits a modern kitchen/diner designed for both practicality and aesthetics. Light grey cupboards complement wooden-effect worktops, providing ample storage and workspace. There's room for a dining table, making it ideal for family meals or entertaining. Patio doors lead seamlessly to the rear garden, creating a lovely indoor-outdoor flow.

Upstairs, the property boasts three generously sized bedrooms, each offering comfortable and versatile living spaces. The family bathroom is finished to a high standard and features a bath with a shower enhanced by elegant wall and floor tiles.

The rear garden is low maintenance and thoughtfully designed, making it perfect for relaxing or entertaining. Step out onto the initial decking area, ideal for outdoor seating, before exploring the two tiers of patio and a larger decking area. A brick-built shed provides additional storage, and side access adds convenience.

## Additional Information

Type of home: Semi-Detached

Tenure: Freehold

EPC: C

Council tax band: C

Borough: Vale of Glamorgan

## Local Area

The property is located in a well-established and friendly neighbourhood in Barry, offering a strong sense of community and a range of nearby amenities. Residents can enjoy access to local shops, cafes, and recreational facilities, while scenic parks and green spaces provide the perfect setting for outdoor activities and relaxation. The area also benefits from various leisure opportunities, including nearby coastal walks and local attractions, making it an ideal location for those seeking a balanced lifestyle close to convenience and nature.

## Schools

The area benefits from a selection of well-regarded schools catering to various age groups, offering families a range of educational options close to home. These schools are known for their supportive environments and commitment to fostering academic and personal development. With various facilities and extracurricular opportunities available, parents can feel confident in the quality of education provided in the local area.

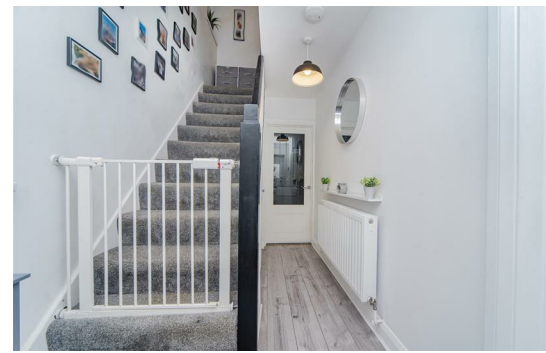
## Local Transport

Excellent transport links serve the property, making local and regional travel convenient. Reliable bus services connect to Barry town centre and surrounding areas, while nearby train stations provide direct routes to Cardiff and beyond. With easy access to major road networks, including the A4050 and the M4, commuting and exploring the wider region is straightforward and efficient.



# The Photographs

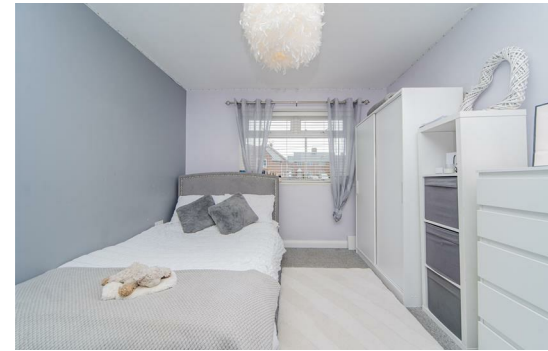
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# *The Photographs*

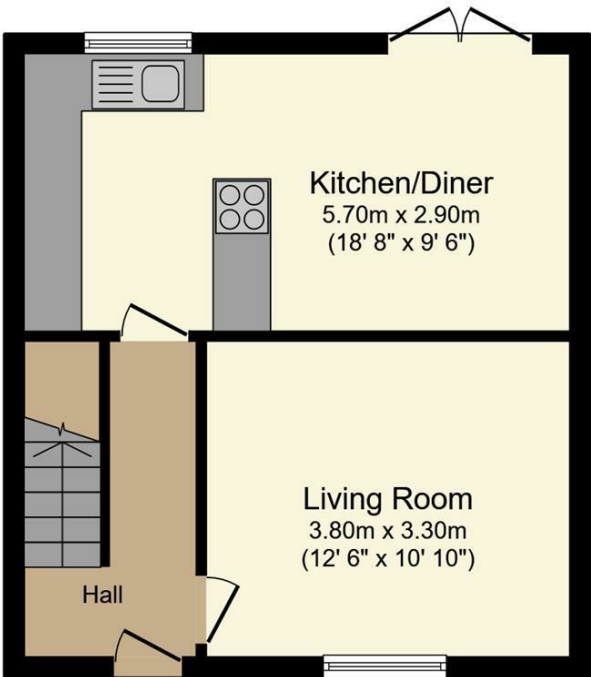
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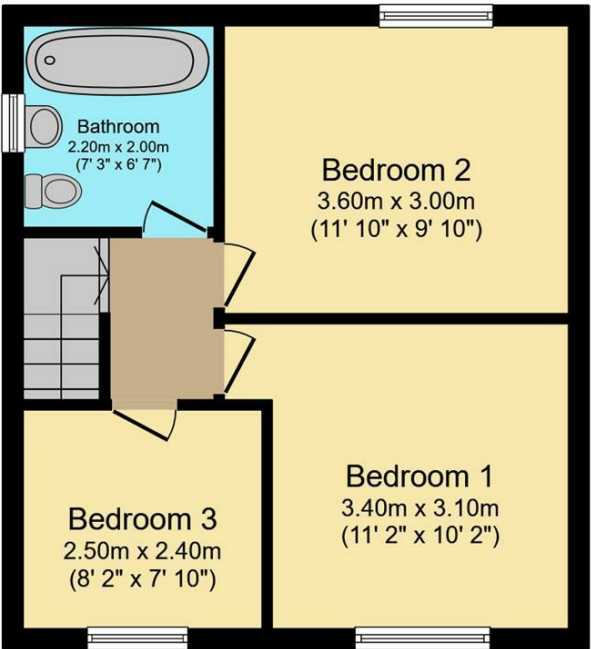
# The Floorplan

# The Map



## Ground Floor

Floor area 35.9 m<sup>2</sup> (387 sq.ft.)



## First Floor

Floor area 35.9 m<sup>2</sup> (386 sq.ft.)

TOTAL: 71.8 m<sup>2</sup> (773 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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