

# The Overview

Property Name:  
**11 Meggitt Road**  
**Barry**  
**CF62 9UT**

Price:  
**£300,000**

Qualifier:  
**Asking price**

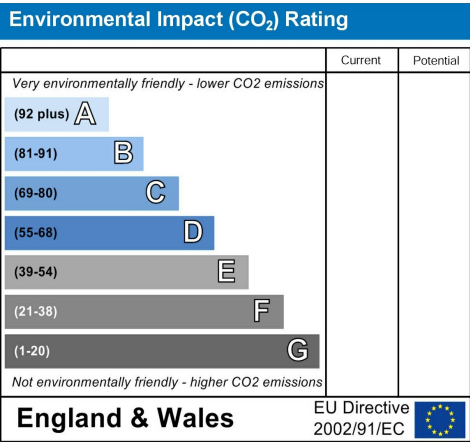
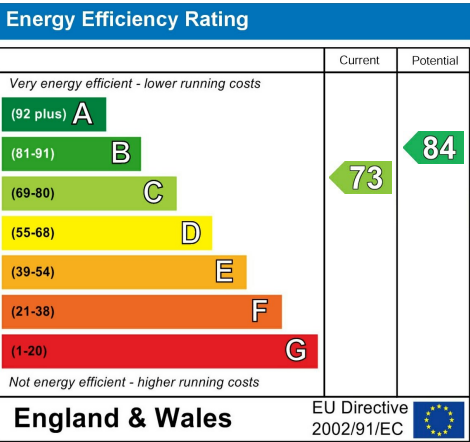
**4**

**1**

**2**

**C**

# The EPC



# The Bullet Points

- No Onwards Chain
  - Integral garage
  - Modern kitchen with ample storage
  - Four generous bedrooms
  - Low-maintenance garden with artificial grass
- Off-street parking
  - Spacious front living room with bay window
  - Conservatory with garden access
  - Family bathroom with separate bath and shower
  - Two versatile summer houses



11 Meggitt Road, Barry, CF62 9UT

# The Main Text

## No Onwards Chain

Situated on Meggitt Road, Barry, CF62 9UT, this well-appointed four-bedroom family home offers off-street parking and a garage, blending practicality with comfort.

As you enter the property, you are greeted by an inviting entrance hall that leads to a spacious front living room. The living room boasts a large bay window, allowing natural light to flood the space and creating a warm and welcoming atmosphere. The kitchen is generously proportioned, featuring sleek white cupboards and contrasting black worktops, providing ample storage and workspace. From the kitchen, you can access a convenient downstairs toilet and direct entry to the garage, which is ideal for use as a utility area for appliances such as a tumble dryer or additional fridge/freezer if needed. Patio doors from the kitchen open into the conservatory, a versatile space that could serve as a further reception room or dining area. The conservatory also features patio doors leading directly into the rear garden.

The property offers four spacious bedrooms upstairs. The front bedrooms benefit from built-in wardrobes and a bay window, which adds charm and practicality. The family bathroom has a separate bath and shower, catering to all preferences.

The rear garden has been designed for low maintenance and features a generous artificial grass area, perfect for outdoor dining or relaxing. It also boasts two summer houses: the larger one, complete with electric ports, is ideal for use as a sitting room or games room, while the smaller summer house currently serves as storage but could easily double as an additional seating area. The garden also provides rear access to the garage, enhancing convenience.

## Additional Information

Type of home- Semi-detached House

Tenure- Freehold

EPC Rating-

Council tax band- C

Borough- Vale of Glamorgan

## Local Area

Meggitt Road, Barry, is in a peaceful, well-established residential area, offering a welcoming community atmosphere. The surrounding area boasts a variety of local amenities, including shops and leisure facilities, ensuring convenience for day-to-day living. For those who enjoy the outdoors, nearby parks and green spaces are ideal for relaxation, walks, or family activities. The location is also close to Barry's scenic coastline, perfect for enjoying the stunning seaside views and vibrant waterfront attractions. This area combines the charm of coastal living with the convenience of urban amenities.

## Schools

The local area is well-served by various highly regarded schools, catering to multiple age groups and educational needs. Families will find primary and secondary options within easy reach, many of which are noted for their supportive learning environments and strong community ties. With a reputation for delivering quality education and offering a variety of extracurricular activities, the schools in the vicinity provide excellent opportunities for children to thrive both academically and socially.

## Local Transport

The area benefits from excellent transport links, making it convenient for commuting and travel. Regular bus services connect Meggitt Road to Barry town centre and surrounding areas, while the nearby train stations provide direct routes to Cardiff and other major destinations. The property enjoys easy access to key road networks for those travelling by car, ensuring smooth journeys to neighbouring towns and cities. These transport options make the location ideal for balancing suburban living with accessibility to urban hubs.

## Material Information Property Report

You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

NTSELAT Approved

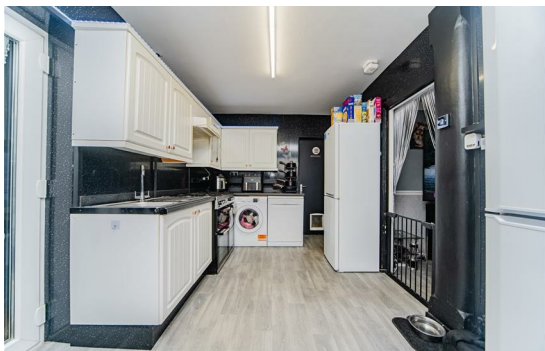


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# The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.

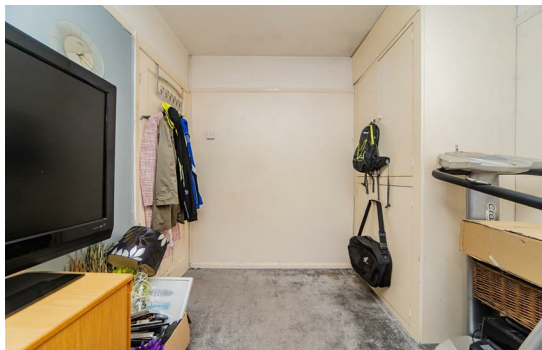


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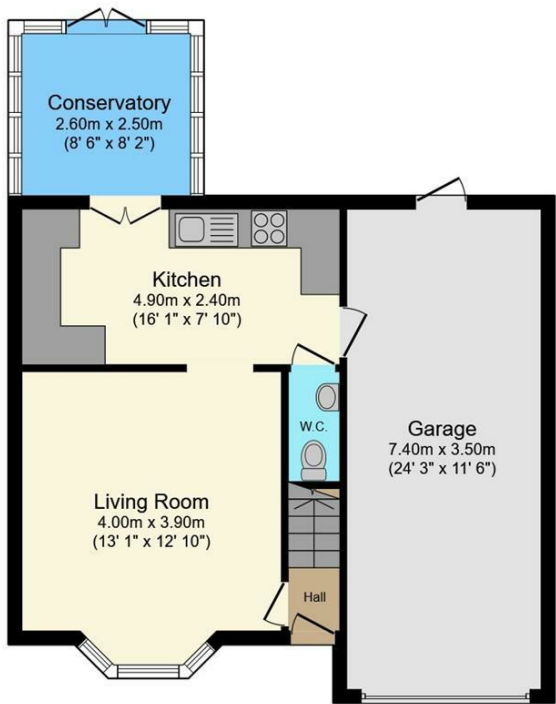
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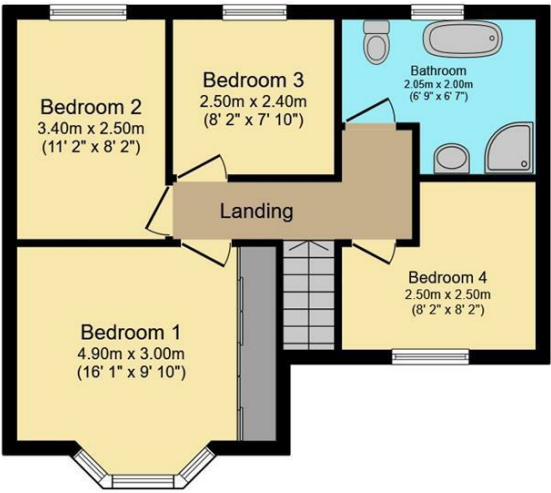
# The Floorplan

# The Map



Ground Floor

Floor area 62.5 m<sup>2</sup> (673 sq.ft.)



First Floor

Floor area 47.2 m<sup>2</sup> (508 sq.ft.)

TOTAL: 109.8 m<sup>2</sup> (1,181 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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