

# The Overview

Property Name:  
**9 Clos Celyn**  
**Barry**  
**CF63 1FW**

Price:  
**£240,000**

Qualifier:  
**Asking Price**

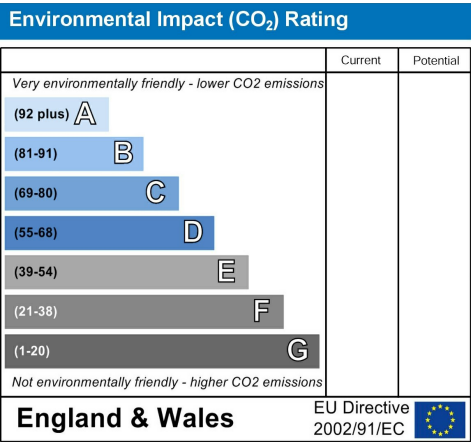
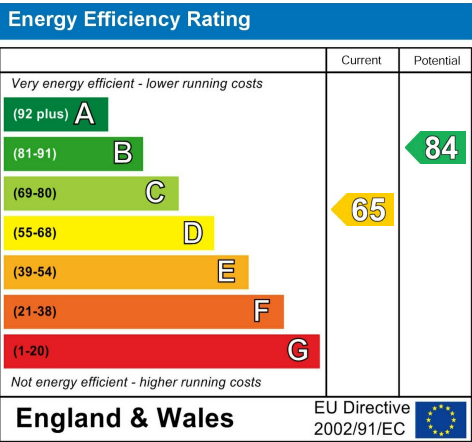
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**1**

**1**

**D**

# The EPC



# The Bullet Points

- No Onwards Chain
  - Excellent access to A-roads and M4
  - Bright conservatory overlooking the rear garden
  - Two generous double bedrooms
  - Two allocated parking spaces
- Quiet cul-de-sac location in Barry
  - Modern kitchen and spacious open-plan living/dining area
  - Downstairs, W.C. and cloakroom
  - En-suite to master bedroom plus family bathroom
  - Ideal for first-time buyers, downsizers, or investors

No Onwards Chain

In the quiet and well-regarded cul-de-sac of Clos Celyn, this beautifully presented two-bedroom semi-detached property offers an ideal home for first-time buyers, downsizers, or those seeking excellent commuter access. Situated in a prime location with easy connectivity to the A-road leading directly to the M4, this home provides the perfect blend of tranquillity and convenience, ensuring a stress-free commute.

Upon entering, you are welcomed by a spacious entrance hall featuring a cloakroom and a convenient downstairs W.C. The modern fitted kitchen is thoughtfully designed, offering ample worktop space and storage. The heart of the home is the generously proportioned open-plan living and dining room, which flows seamlessly into the conservatory, an ideal space for relaxing or entertaining, with views over the well-maintained rear garden.

Upstairs, the property continues to impress with two well-proportioned double bedrooms. The principal bedroom benefits from a stylish en-suite shower, while a modern family bathroom services the second bedroom. Both bedrooms are spacious and bright, providing comfortable living accommodations.

The property has a lovely rear garden, perfect for outdoor enjoyment and al fresco dining. Two allocated parking spaces provide practical convenience, enhancing this home’s appeal.

Presented in immaculate condition, this home is ready for its new owners to move in and enjoy. Early viewing is highly recommended to appreciate everything this charming property offers fully.

Additional Information

- Type of home- semi-detached
- Tenure- Freehold
- EPC Rating- D
- Council tax band- D
- Borough- Vale of Glamorgan

Local Area

Clos Celyn is located within the popular Pencoedtre Village development in Barry, a quiet and family-friendly residential area known for its well-kept streets and sense of community. The surrounding neighbourhood offers a peaceful suburban setting with easy access to open green spaces and nearby coastal walks. Barry Town Centre is just a short drive away, providing many shops, supermarkets, restaurants, and leisure facilities. These amenities, along with the nearby Barry Island seafront, a much-loved destination for residents and visitors, ensure that residents have everything they need within reach.

Local Schools

Families will find comfort in the range of reputable local schools near the property. Primary options include Oak Field Primary School and Cadoxton Primary School, both of which are highly regarded for their nurturing learning environments and strong community involvement. For older students, Whitmore High School and Pencoedtre High School are easily accessible, offering modern facilities and a strong focus on academic achievement and student development.

Transport Links

Thanks to its excellent transport connections, Clos Celyn is a haven for commuters. The property is conveniently located near the A4231, which provides direct access to the A4050 and onwards to the M4 motorway, ensuring easy travel to Cardiff, Bridgend, and beyond. Barry and Cadoxton train stations are within a short distance, offering regular rail services to Cardiff Central and the wider South Wales region. Cardiff Airport is just a 15-minute drive away, making frequent travel a breeze.

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

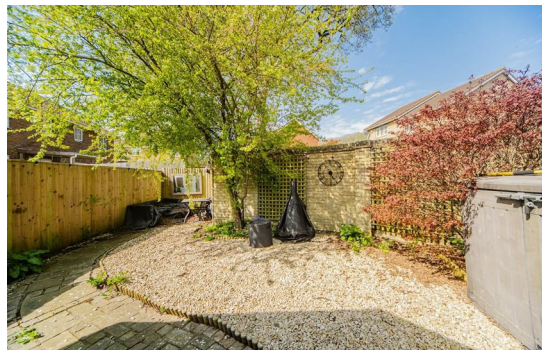
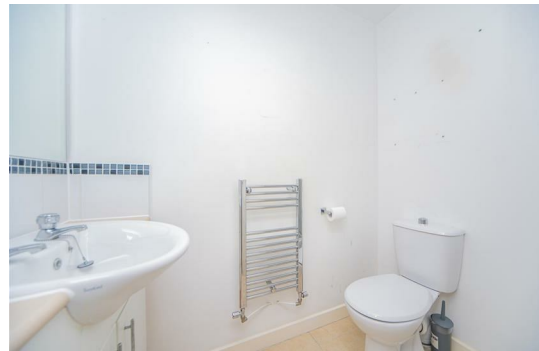
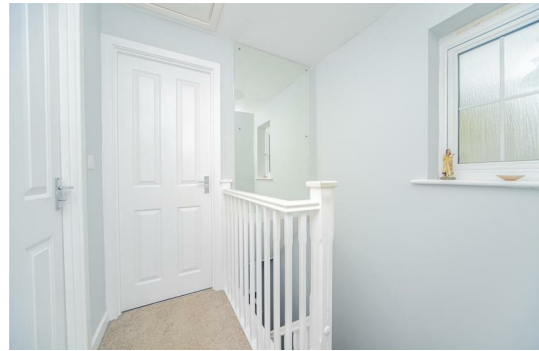
# The Photographs

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.

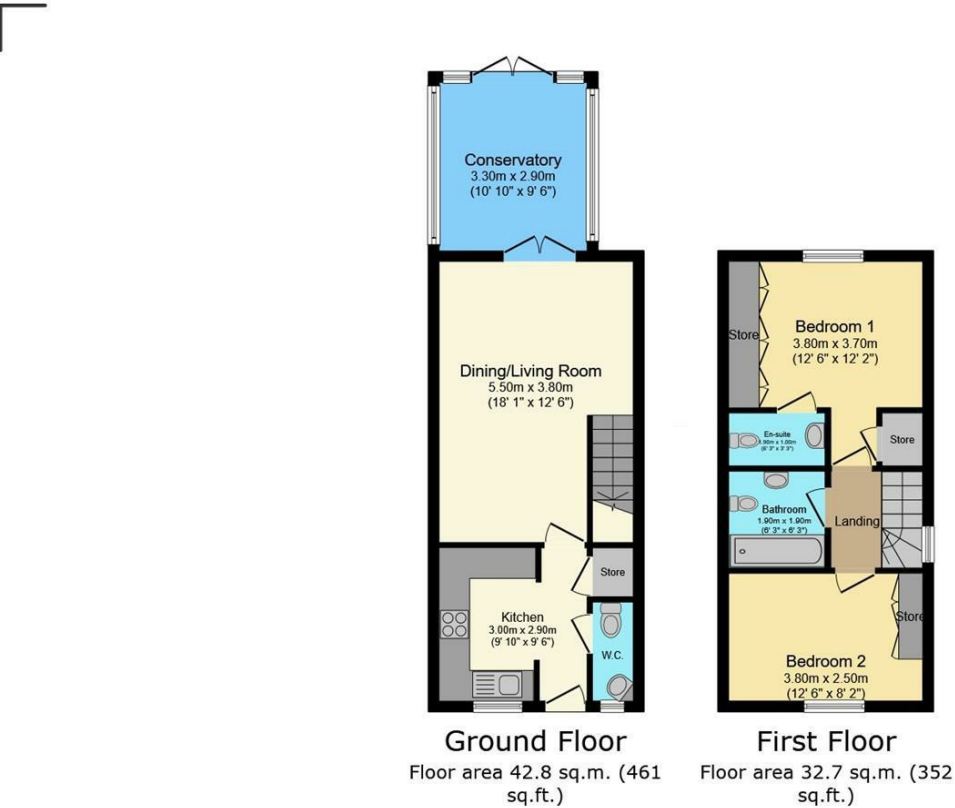


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# The Floorplan



Total floor area: 75.5 sq.m. (813 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)

# The Map

