

The Overview

Property Name:
9 Hawthorn Road
Barry
CF62 6LE

Price:
£375,000

Qualifier:
Asking Price

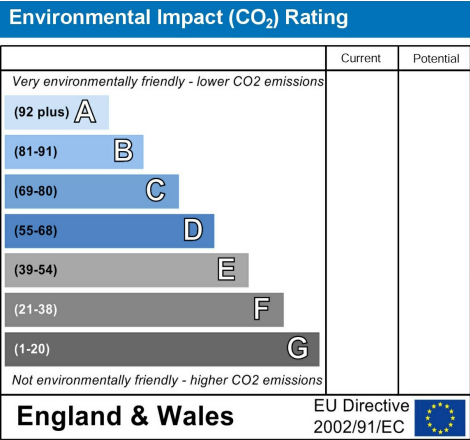
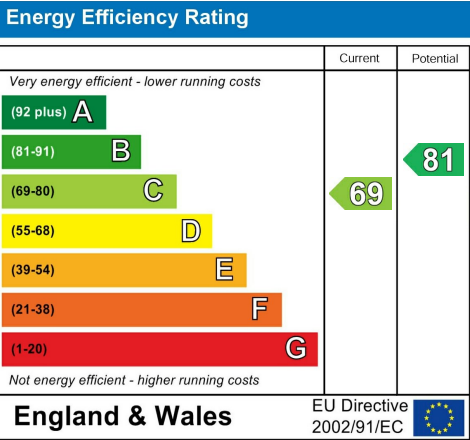
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 **2**

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 **C**

The EPC



The Bullet Points

- Three-bedroom detached home
 - Spacious living and dining rooms
 - Downstairs shower room
 - Fitted mirrored wardrobes
 - Generous rear garden with patio
- Off-street parking and garage
 - Modern kitchen with integrated appliances
 - Stylish family bathroom
 - Wooden flooring and doors throughout
 - Sought-after residential location

The Main Text

Welcome to Hawthorn Road, a well-presented three-bedroom detached home situated in a sought-after location in Barry. This spacious property boasts off-street parking, a garage, and a generous rear garden, making it an ideal choice for families and those who appreciate outdoor living.

Upon entering the property, you are welcomed into a practical entrance porch which leads into a central hallway with under-stairs storage. The spacious living room, situated at the front of the home, features attractive wooden flooring and stylish wooden doors. A large window allows natural light to flood the space, creating a bright and welcoming atmosphere. The living room flows seamlessly into the rear dining room, which shares the same wooden flooring and features direct access to the garden via patio doors, making it perfect for entertaining or enjoying summer evenings.

The modern kitchen is fitted with sleek, high-gloss white units, complemented by wooden worktops, and offers plenty of storage and preparation space. Integrated appliances include an oven, hob, fridge/freezer and dishwasher. A rear hallway from the kitchen provides access to a contemporary shower room with a toilet and sink, as well as a door to the back garden for added convenience.

Upstairs, the property offers three generously sized bedrooms. The front-facing main bedroom benefits from fitted mirrored wardrobes, providing ample storage. The family bathroom features a bath, toilet, and sink, finished with stylish dark grey flooring and matching splashback. Wooden doors are featured throughout the property, adding to its cohesive and warm ambience.

The rear garden is a standout feature, offering a substantial outdoor space. A paved patio area directly outside the dining room is ideal for seating and summer barbecues. Steps lead up to a large lawn area, with a further flat section at the rear that provides potential for an additional seating area or outdoor retreat.

Additional Information
Type of home- Detached House
Tenure- Freehold
EPC Rating- C
Council tax band- E
Borough- Vale of Glamorgan

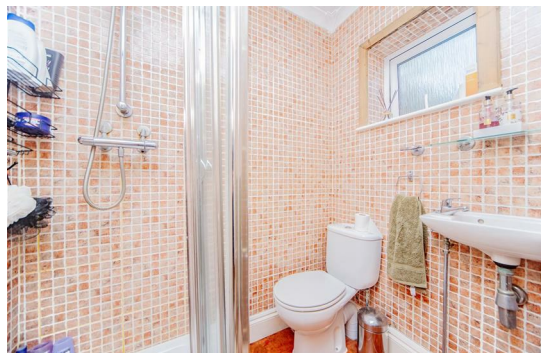
Local Area
Hawthorn Road is situated in a popular and well-established residential area of Barry, known for its friendly community atmosphere and proximity to a range of local amenities. Residents can enjoy nearby parks, coastal walks, and green spaces, which are ideal for outdoor activities and strolls. The area also offers a variety of independent shops, cafes, and eateries, adding to its charm and convenience. With Barry's High Street just a short distance away, there's a strong local character and everything needed for day-to-day living within easy reach.

Schools
The local area offers a good range of educational options, with a mix of primary, Welsh-medium, and secondary schools nearby. Many of the schools have a solid reputation and are supported by ongoing investment in education across the Vale of Glamorgan. Class sizes are generally manageable, and schools in the area are known for providing a supportive and welcoming learning environment.

Local Transport
The local transport options around Hawthorn Road are convenient and easy to use, making it simple for residents to get around. Nearby train stations offer regular services to Cardiff and other surrounding areas, making commuting or visiting nearby towns straightforward. The road links are also good, with easy access to main routes connecting Barry to Cardiff and the wider region. Recent improvements to walking and cycling paths have made it easier for those who prefer more active ways to travel. Overall, the area is well-connected and offers a range of transportation choices to suit different needs.

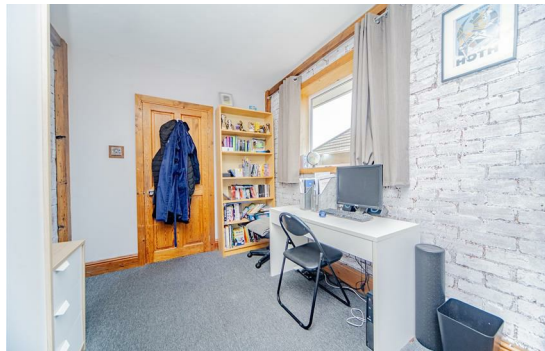
The Photographs

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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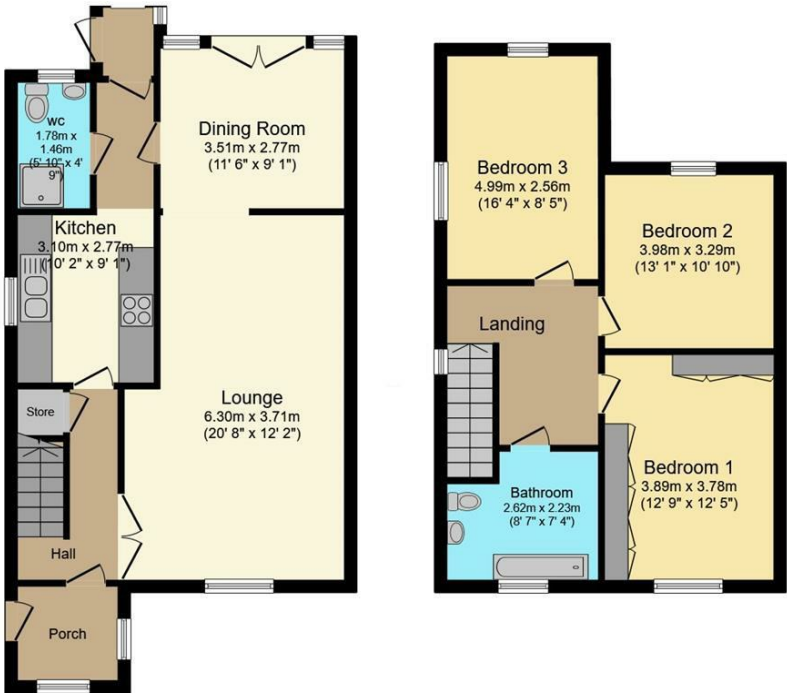


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The Floorplan



Ground Floor
Floor area 54.5 sq.m. (587 sq.ft.)

First Floor
Floor area 44.8 sq.m. (482 sq.ft.)

Total floor area: 99.3 sq.m. (1,069 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

The Map

