

# The Overview

Property Name:  
**13 Blyth Close**  
**Barry**  
**CF62 9HG**

Price:  
**£300,000**

Qualifier:  
**Asking Price**

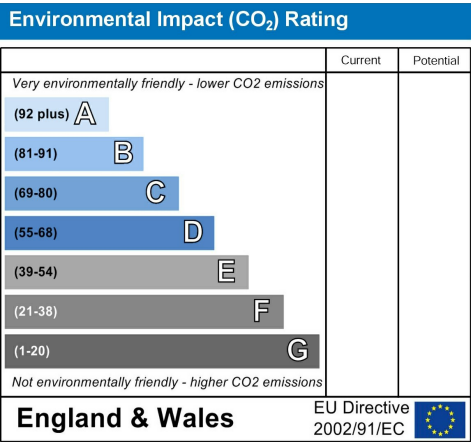
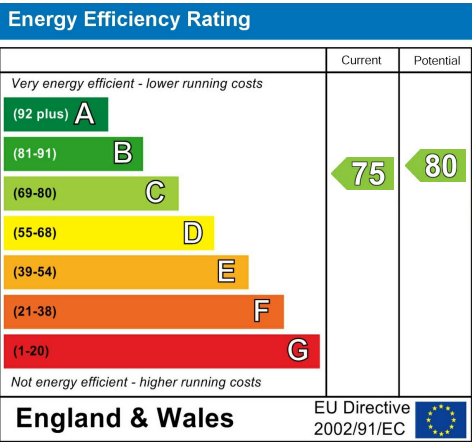
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# The EPC



# The Bullet Points

- Three spacious bedrooms
  - Open-plan living/dining area
  - Fitted kitchen with utility room
  - Built-in storage throughout
  - Well-maintained rear garden
- Detached family home
  - Bright conservatory
  - Downstairs WC
  - Garage and off-street parking
  - Sought-after residential location

Situated in a quiet cul-de-sac in a sought-after residential area, this beautifully presented three-bedroom detached home offers spacious living accommodation, off-street parking, and a garage. With bright, airy interiors and a charming rear garden, this property is ideal for families or those looking for a well-proportioned home close to local amenities.

Upon entering the property, you are welcomed into a bright entrance hall that leads into a spacious open-plan living and dining room. This area benefits from an abundance of natural light, with large windows at either end of the space. A standout feature is the beautifully fitted wooden shelving and storage unit, adding both functionality and style. From the dining area, patio doors open into a well-sized conservatory that offers lovely garden views and serves as an additional sitting room perfect for relaxing throughout the year.

The kitchen is thoughtfully designed, featuring wooden cabinetry, grey worktops, and ample space for cooking and storage. Adjacent to the kitchen is a separate utility room, which houses appliances and provides convenient access to the rear garden, as well as internal entry into the garage. A downstairs WC is also located at the front of the property for added convenience.

Upstairs, the property offers three generously sized bedrooms, two of which include built-in wardrobes and storage cupboards. A further storage cupboard is located on the landing, providing additional practicality. The family bathroom is finished with stylish light grey tiles and includes a bath with a shower and splashback screen.

The rear garden is a real highlight of this home, offering a mix of well-maintained patio seating areas, a lawn, and an array of mature plants and flowers, creating a peaceful and attractive outdoor space for entertaining or enjoying the sunshine.

Additional Information  
Type of home: Detached House  
Tenure: Freehold  
EPC: TBC  
Council tax band: E  
Borough: Vale of Glamorgan

Local Area  
Blyth Close is located in a quiet and well-established residential area of Barry, offering a welcoming community and a relaxed atmosphere. The surrounding area features a range of local shops, cafes, and recreational facilities, making everyday living convenient and enjoyable. With nearby parks, coastal paths, and open green spaces, residents can take advantage of the area's natural beauty and outdoor lifestyle. The property is also within easy reach of Barry's town centre, where a wider variety of amenities, leisure options, and local services can be found.

Schools  
The local area offers a good selection of schools, catering to all age groups and educational needs. Families will find both primary and secondary options within easy reach, many of which have strong reputations for academic performance and community involvement. The schools nearby offer a supportive learning environment and a range of extracurricular activities, making the area particularly appealing to families with children.

Local Transport  
Barry benefits from a well-connected public transport network, making travel to nearby towns and cities straightforward and convenient. The town is served by several railway stations with regular services to Cardiff and beyond, making it ideal for both commuting and leisure travel. Additionally, a range of local bus routes serve the area, offering easy access to various parts of the town and its surrounding communities.

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

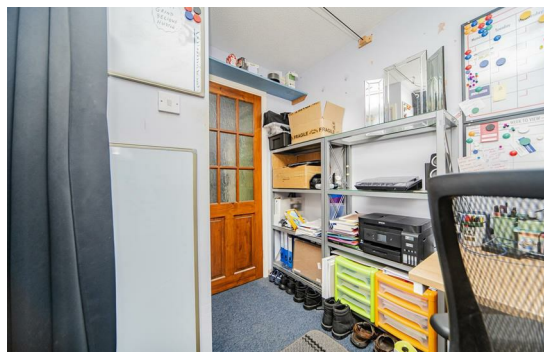
# The Photographs

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.



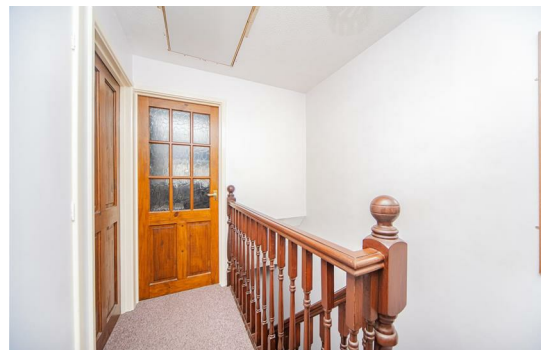
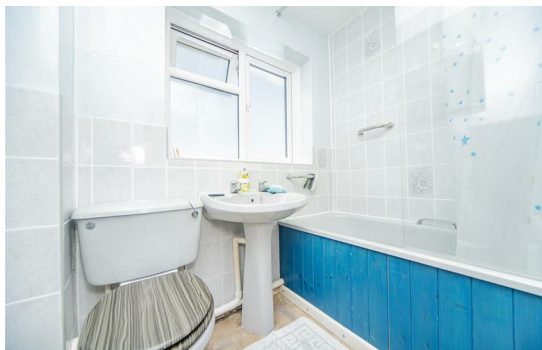
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# The Floorplan



Total floor area: 109.1 sq.m. (1,174 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

