

# The Overview

Property Name:  
**44 Bron Awelon**  
**Barry**  
**CF62 6PS**

Price:  
**£325,000**

Qualifier:  
**Asking Price**

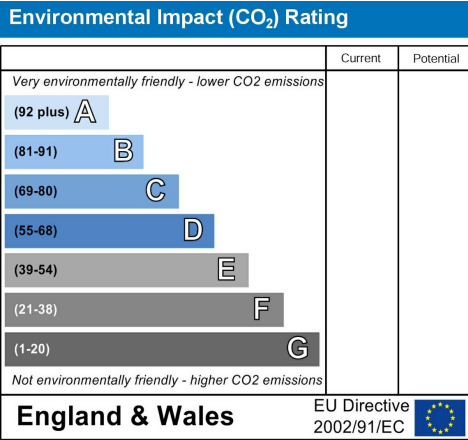
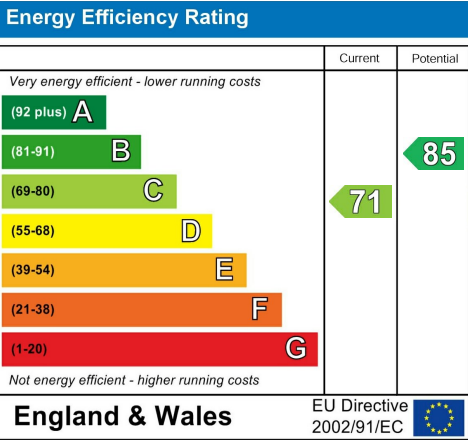
**3**

**1**

**2**

**C**

# The EPC



# The Bullet Points

- No Onwards Chain
  - Three-bedroom semi-detached home
  - Ground floor family shower room
  - Bay windows to front rooms
  - Generous rear garden with patio
- Sought-after West End location
  - Spacious living and dining areas
  - Modern kitchen with ample storage
  - Off-street parking
  - Built-in storage in main bedroom

# The Main Text

Situated in the highly desirable West End area of Barry, this well-presented three-bedroom semi-detached home at Bron Awelon offers comfortable living with the added benefit of off-street parking. Ideally located near local amenities, schools, and transport links, this property is perfect for families or individuals looking to settle in a sought-after residential area.

Upon entering the property, you are welcomed into a bright entrance hall that leads into a spacious living room. This inviting space features a bay window that allows natural light to flood the room, complemented by grey carpeting and neutral-toned walls for a modern yet cosy atmosphere. From the living room, you can access the generous dining room, which mirrors the same stylish décor and offers patio doors that open directly onto the rear garden, perfect for entertaining or enjoying summer evenings.

The ground floor also includes a well-equipped kitchen, complete with white cabinets and black/grey worktops, providing ample storage and preparation space. A further door from the kitchen also leads out to the rear garden. Conveniently located on the ground floor is the family shower room, which features a double shower, a white basin, and a WC, all set against contemporary grey flooring.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom, located at the front of the house, boasts a charming bay window and a built-in storage cupboard. The remaining two bedrooms are equally bright and versatile, ideal for use as bedrooms, guest rooms, or office space.

Externally, the rear garden is a fantastic size, beginning with a large patio area ideal for outdoor seating, followed by a well-maintained lawned section perfect for children, pets, or gardening enthusiasts.

## Additional Information

Type of home- Semi-Detached House

Tenure- Freehold

EPC Rating- C

Council tax band- D

Borough- Vale of Glamorgan

## Local Area

The property is located in Barry's highly desirable West End, a quiet and well-established residential area known for its community feel and charm. The surrounding area offers a variety of independent shops, cafés, and local conveniences, all within easy reach. Residents can enjoy nearby parks and scenic coastal walks, with the picturesque Knap Gardens close by and Barry Island just a short distance away. This sought-after location provides the perfect balance of coastal living and town amenities, making it a popular choice for those seeking a peaceful yet vibrant setting.

## Schools

The area benefits from a selection of well-regarded schools, making it an excellent choice for families. Educational options nearby cater to a range of age groups, with both primary and secondary facilities within convenient reach. The schools in the area are renowned for their supportive environments and strong community ties, which contribute to the West End's reputation as a family-friendly location.

## Local Transport

The property is well-served by local transport links, providing convenient access to surrounding areas and beyond. Regular bus services operate throughout the region, making it easy to reach Barry town centre, local amenities, and nearby coastal spots. Barry also benefits from several train stations offering direct routes to Cardiff and other major destinations, ideal for commuters or those who enjoy city access while living by the coast. Road links are also easily accessible, adding to the overall convenience of this well-connected location.

## 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.





# *The Photographs*

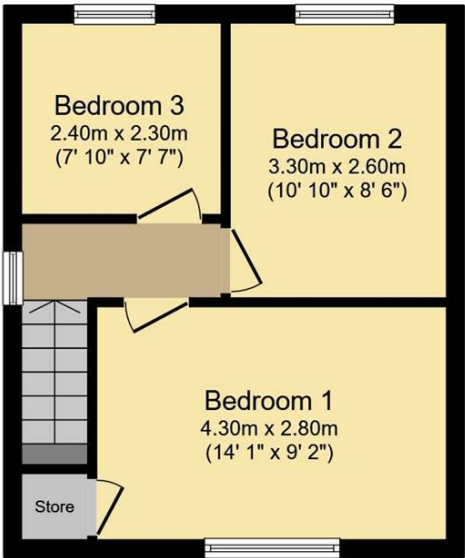
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# The Floorplan



Ground Floor  
Floor area 44.2 sq.m. (476 sq.ft.)

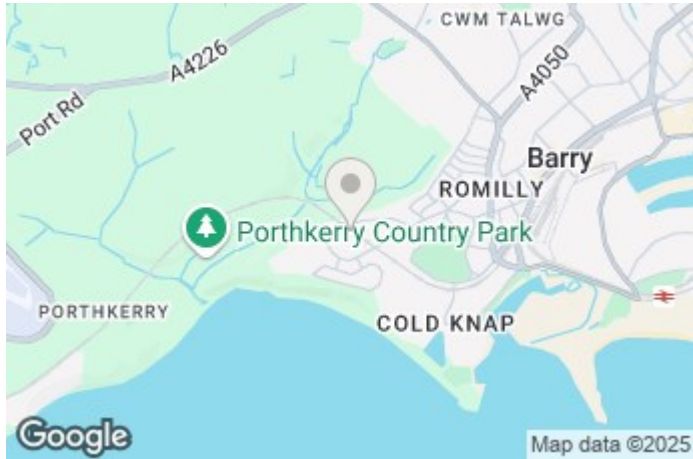


First Floor  
Floor area 31.6 sq.m. (340 sq.ft.)

Total floor area: 75.8 sq.m. (816 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



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Estate Agents