

The Overview

Property Name:
24 Usk Way
Barry
CF62 7XL

Price:
£399,950

Qualifier:
Asking Price

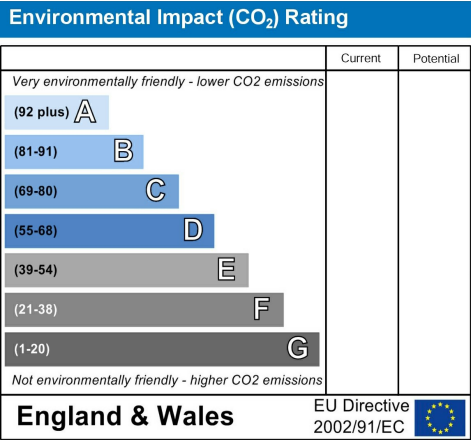
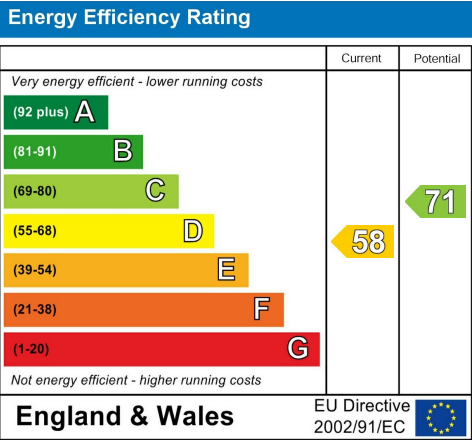
**4**

**1**

**3**

**D**

The EPC



The Bullet Points

- Four spacious bedrooms
 - Off-street parking
 - Entertaining bar room with garden access
 - Conservatory with garden access
 - Stylish family bathroom
- Detached family home
 - Bright living room with bay window
 - Open-plan kitchen/diner
 - Downstairs WC
 - Low-maintenance sun trap garden

The Main Text

Situated in a sought-after location, Usk Way, Barry, CF62 7XL, this beautifully presented four-bedroom detached home offers generous living space, off-street parking, and a stylish interior – ideal for family living and entertaining.

Upon entering the property, you are welcomed into a spacious entrance hall that sets the tone for the rest of the home. At the front of the property is a bright and airy living room, featuring a bay window that floods the space with natural light. The room is finished with a neutral carpet, creating a cosy yet elegant feel.

The open-plan kitchen and dining area is perfect for modern family life. The kitchen itself is bright and well-appointed, featuring white cupboards, matching worktops, ample storage and preparation space. The dining area is generously sized, with ample room for a large table, making it ideal for family meals or entertaining guests. Wooden, glass-panelled doors lead seamlessly into the conservatory, which is currently used as an additional sitting room. With neutral flooring and ample space for a comfortable sofa, this is a fantastic area to relax and unwind, offering direct access to the rear garden.

One of the standout features of this property is the dedicated bar room. Designed for entertaining, this fantastic space includes ample seating, bar tables, and even room for extra appliances. It also benefits from patio doors that open directly onto the garden, the perfect setup for summer gatherings. Alternatively, this versatile space could serve as a second living room or games room. A convenient downstairs WC completes the ground floor.

Upstairs, the property features four generously sized bedrooms, each with its own unique character and flexibility to suit a variety of needs, whether as bedrooms, a home office, or a guest space. The family bathroom is well-presented, featuring a wide bath with an overhead shower, a white toilet and sink with gold tap detailing, and floor-to-ceiling white and grey effect tiling around the bath. The neutral flooring complements the overall finish, creating a clean and modern feel.

The rear garden is a true highlight, a private and low-maintenance outdoor haven. With a combination of patio, decking, and lawn areas, it offers the perfect setting for relaxation or entertaining. The garden receives plenty of sunlight throughout the day and pairs perfectly with the adjoining bar room, making it a fantastic social space.

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

Local Area
The property is situated in a well-established and desirable residential area of Barry, known for its friendly community atmosphere and proximity to scenic coastal walks and local parks. Residents can enjoy nearby green spaces, a variety of shops, cafés, and leisure facilities, all within easy reach. The area offers a blend of peaceful living with convenient access to everyday amenities, making it a popular choice for those seeking a balanced lifestyle.

Schools
The area benefits from a selection of well-regarded schools catering to all age groups, making it an appealing choice for families. These schools are recognised for their supportive environments and strong community ties, offering a range of educational options to suit diverse needs. The proximity to local schooling adds to the overall convenience and family-friendly appeal of the location.

Local Transport
The property is well-connected by local transport links, with regular bus services and nearby train stations providing convenient travel options. For those commuting by car, access to the M4 corridor is straightforward via the nearby A4232, offering easy routes to Cardiff, Bridgend, and beyond. The well-maintained road network makes travelling around South Wales both efficient and concise, whether for work or leisure.

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.



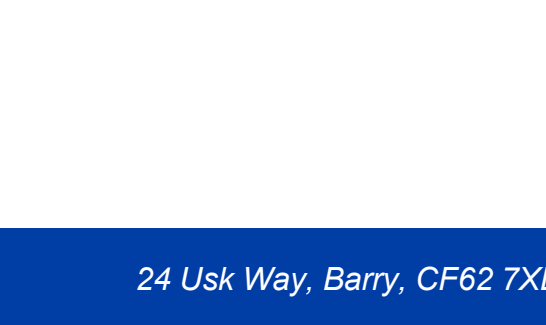
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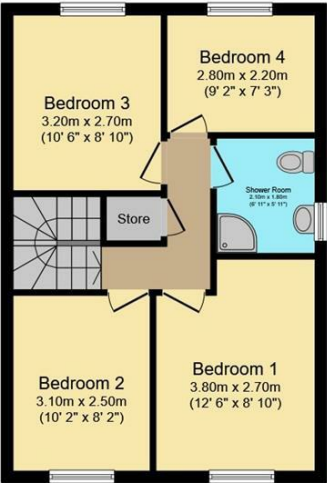




The Floorplan



Ground Floor
Floor area 72.3 sq.m. (778 sq.ft.)



First Floor
Floor area 45.6 sq.m. (491 sq.ft.)

Total floor area: 118.0 sq.m. (1,270 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

