

# The Overview

Property Name:

**St. Marys Avenue, Barry**

Price:

**£230,000**

Qualifier:

**Offers In Excess Of**



## The Bullet Points

- Three double bedrooms
- Open-plan living and dining area
- Spacious kitchen with dining space
- Modern family bathroom
- Low-maintenance rear garden
- Mid-terrace period property
- Bay-fronted reception room
- Lean-to utility area
- High ceilings and character features
- Sought-after Barry location



# The Main Text

Positioned on the ever-popular St. Mary's Avenue in Barry, this charming three-bedroom mid-terrace period property offers generous living space, character features, and excellent versatility for modern family living.

Upon entering, you are welcomed into a spacious hallway leading to a beautifully presented open-plan living and dining area. This bright and inviting space benefits from high ceilings, a bay window, and a seamless flow into the dining area, making it perfect for both everyday living and entertaining.

To the rear, the property boasts a well-proportioned kitchen with ample worktop and storage space, alongside room for dining. From here, access leads into a useful lean-to, currently utilised as a utility area, providing additional practicality and storage.

On the first floor, the property offers three genuine double bedrooms, all well-sized and filled with natural light. The family bathroom has been tastefully modernised, featuring contemporary fittings and a clean, stylish finish.

Externally, the property benefits from a low-maintenance rear garden space, ideal for relaxing or outdoor dining.

This is a fantastic opportunity to acquire a spacious period home in a well-established residential location, ideal for families, first-time buyers, or investors alike.

## Local Area

St. Mary's Avenue is conveniently located within close proximity to Barry town centre, offering a range of shops, supermarkets, cafes, and everyday amenities. The area is well-established and popular with families and professionals alike, providing a strong sense of community while still being within easy reach of coastal attractions such as Barry Island.

## Transport Links

The property benefits from excellent transport connections, with nearby train stations providing direct routes into Cardiff City Centre and surrounding areas. Local bus routes are also easily accessible, and road links offer convenient access to the A4232 and M4 corridor, making commuting straightforward.

## Schools

There are a number of well-regarded primary and secondary schools in the area, making it an ideal location for families. Both English and Welsh-medium education options are available nearby, along with further education facilities within easy reach.

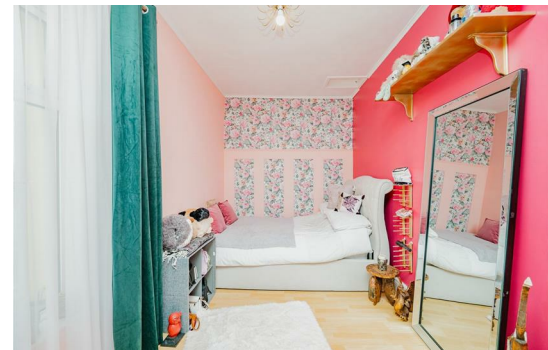
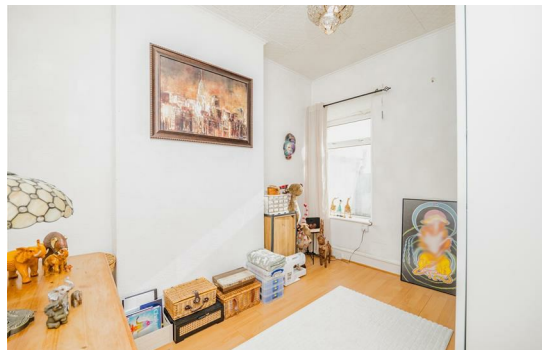
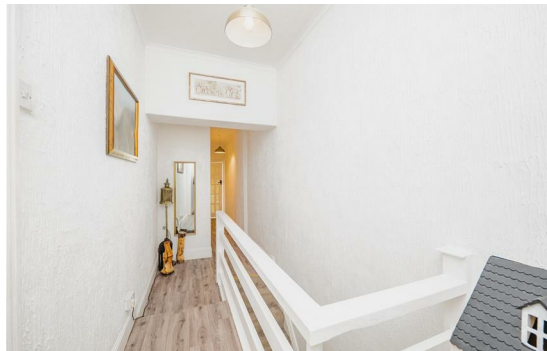
# The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



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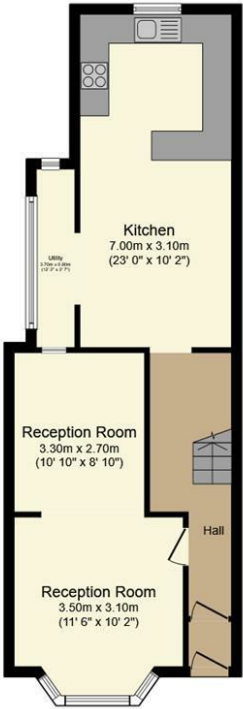
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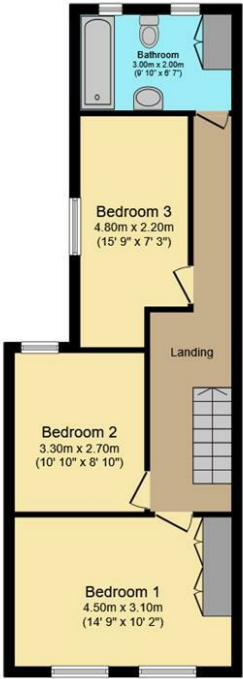
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# The Floorplan



**Ground Floor**  
Floor area 55.8 sq.m. (601 sq.ft.)



**First Floor**  
Floor area 51.2 sq.m. (552 sq.ft.)

Total floor area: 107.1 sq.m. (1,152 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)

## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>80</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>52</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

