

# The Overview

Property Name:

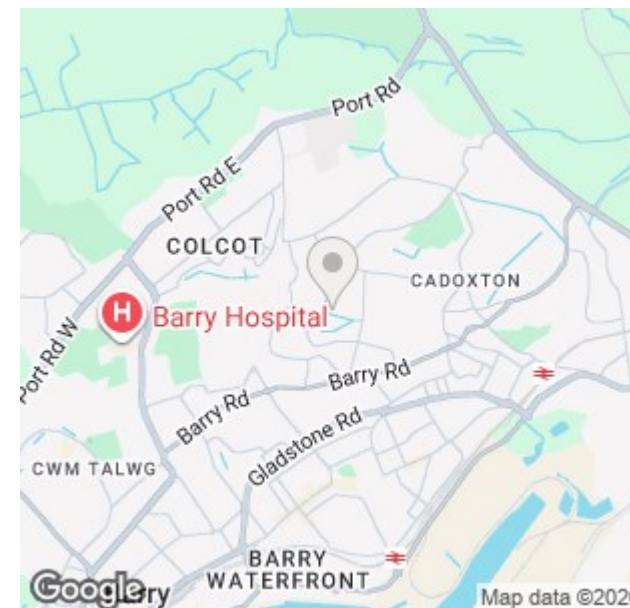
**Laburnum Close, Barry**

Price:

**£180,000**

Qualifier:

**Asking Price**



## The Bullet Points

- No Onward Chain
- Spacious reception room
- Private rear garden
- Quiet residential cul-de-sac
- Good school catchment area
- Three-bedroom mid-terrace home
- Family bathroom
- Bright, neutral décor throughout
- Close to local amenities
- Excellent transport links nearby



## No Onward Chain

Conrad Estate Agents are pleased to present Laburnum Close, Barry, CF62 9DZ, a well-proportioned three-bedroom mid-terrace home offering comfortable family living in a quiet residential cul-de-sac.

The property welcomes you through a practical entrance hall leading into the kitchen, which offers ample worktop and cupboard space. To the rear is a generous reception room, ideal for both relaxing and entertaining. Large windows let natural light fill the room, creating a bright, inviting atmosphere. To the rear, with direct access to the garden, perfect for everyday convenience and family life.

Upstairs, the first floor hosts three bedrooms, including a spacious main bedroom and two further well-sized rooms suitable for children, guests, or home-office use. A modern family bathroom completes the upper level.

Externally, the property benefits from a private rear garden, mainly laid to lawn, with a patio pathway ideal for outdoor dining, play space, or future landscaping. The home is presented in clean, neutral décor throughout, offering a blank canvas for new owners to personalise.

Situated in a popular residential area of Barry, the property is conveniently located for local amenities, schools, parks, and transport links, making it an excellent choice for first-time buyers, families, or investors.

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

## Local Area

Laburnum Close is located within a well-established residential neighbourhood in Barry. The area offers a friendly community atmosphere with nearby parks, convenience stores, and everyday amenities all within easy reach. Barry town centre and the popular Barry Island waterfront are only a short drive away, providing a wide selection of shops, cafés, and leisure facilities.

## Education

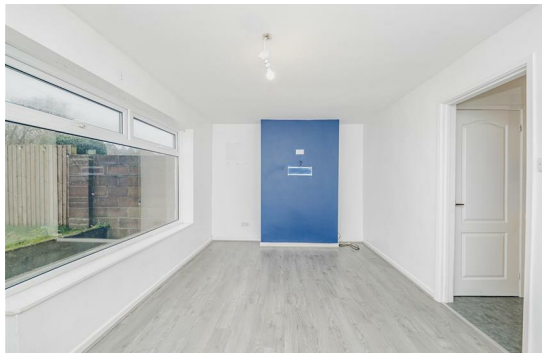
The property sits within easy reach of several well-regarded primary and secondary schools, making it a practical choice for families. Nurseries, childcare facilities, and further education options are also accessible within the Barry and Vale of Glamorgan area.

## Transport Links

Excellent transport connections are available nearby, including Barry train station, providing direct links to Cardiff and beyond. Regular bus services operate locally, and quick road access to the A4055 and A4231 ensures straightforward commuting across the Vale of Glamorgan and into Cardiff.

# *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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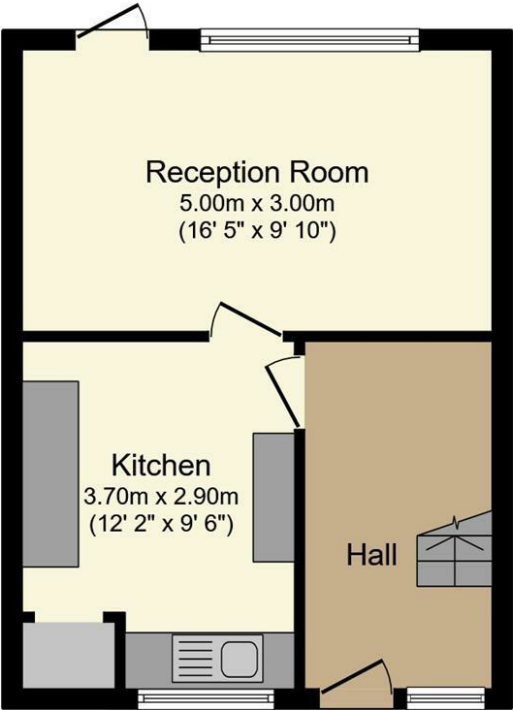
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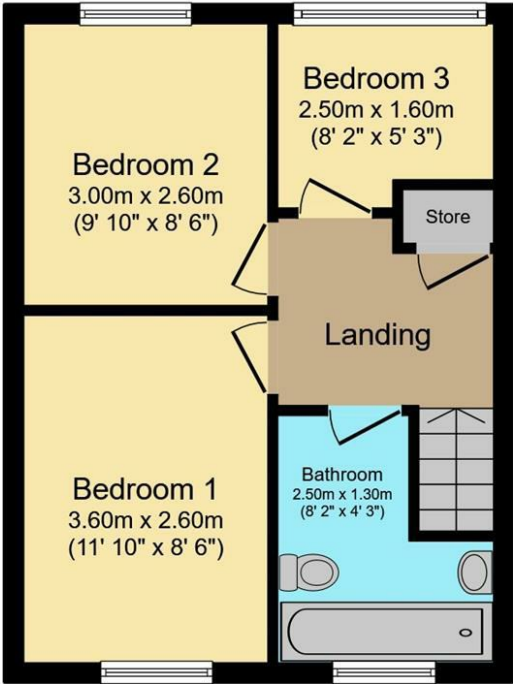
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# The Floorplan



Ground Floor  
Floor area 34.0 sq.m. (366 sq.ft.)



First Floor  
Floor area 34.0 sq.m. (366 sq.ft.)

Total floor area: 68.0 sq.m. (732 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>                            |                                                                                                             | <b>81</b> |
| (69-80) <b>C</b>                            | <b>73</b>                                                                                                   |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</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  |           |

