The Overview

Property Name:
Cae Leon, Barry

Price:
£425,000

Qualifier:
Asking Price

4 2 2 EPC D



The Bullet Points

- Four Bedroom Semi-Detached Bungalow
- Superb Open-Plan Kitchen/Diner
- First-Floor Principal Bedroom
- Modern Family Bathroom
- Generous Off-Road Parking
- Beautifully Presented Throughout
- Spacious Separate Reception Room
- Three Ground-Floor Bedrooms
- Conservatory
- Garden Room & Enclosed Rear Garden

The Main Text

An impressive and deceptively spacious four-bedroom semi-detached bungalow, offering beautifully presented and highly versatile accommodation arranged across two floors, together with generous off-road parking and an attractive low-maintenance rear garden.

The property has been considerably extended and improved, creating a superb family home with an excellent balance of living and bedroom accommodation.

At the heart of the property is the stunning open-plan kitchen and dining room, finished to a contemporary standard with sleek white cabinetry, integrated appliances and a large central island. A striking roof lantern and extensive glazing allow plenty of natural light into the room, while doors provide a seamless connection with the rear garden. This is a fantastic space for everyday family life as well as entertaining.

There is also a substantial separate reception room, providing a comfortable and stylish living space with plenty of room for multiple seating areas.

The flexible ground-floor accommodation includes three bedrooms, with one benefiting from direct access into a conservatory overlooking the rear garden. A modern family bathroom, utility facilities, WC and useful storage complete the ground floor.

Upstairs, the first floor is dedicated to an impressive principal bedroom, creating a private and spacious retreat away from the main living accommodation.

Externally, the front of the property has been extensively paved to provide generous off-road parking. The enclosed rear garden has been designed with low maintenance in mind and provides an excellent space for relaxing and entertaining.

A further garden room/outbuilding provides additional versatile space and is currently arranged around a hot tub, making it ideal as a leisure area, home gym or entertaining space.

Presented in excellent condition throughout, this is a distinctive family home offering considerably more accommodation than initially meets the eye. Internal viewing is highly recommend

Local Area
Cae Leon is situated in an established residential area of Barry, offering convenient access to a wide range of local amenities and everyday services.

Barry offers a good range of supermarkets, independent shops, cafés, restaurants, leisure facilities and recreational spaces, while the town centre, waterfront and popular Barry Island are all within easy reach.

The location is particularly well suited to families and commuters, combining a residential setting with convenient access to Barry's amenities and the wider Vale of Glamorgan.

Local Transport Links
The property is conveniently positioned for access throughout Barry and towards the wider Vale of Glamorgan, with good road connections towards Cardiff and surrounding areas.

Barry benefits from several railway stations offering regular services towards Cardiff and other destinations across South Wales, making the area a popular choice for commuters.

Local bus services also operate throughout Barry, providing connections to the town centre, surrounding residential areas and neighbouring communities.

Local Schools
A selection of primary and secondary schools can be found within Barry and the surrounding area, providing a range of English and Welsh-medium education options.

Local schools include Colcot Primary School, Pencoedtre High School and Ysgol Gymraeg Bro Morgannwg, while further education facilities are also available through Cardiff and Vale College's Barry campus.

The location makes the property particularly appealing for families looking to remain within convenient reach of local education facilities.

Prospective purchasers are advised to confirm current school catchment areas and admission arrangements directly with the relevant local authority.

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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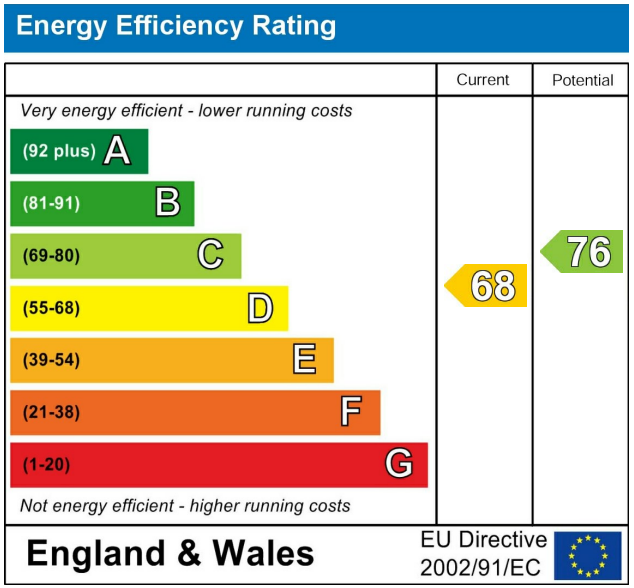
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The Floorplan



Total floor area: 161.7 sq.m. (1,741 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



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