

# The Overview

Property Name:

**Merthyr Dyfan Road, Barry**

Price:

**£210,000**

Qualifier:

**Asking Price**



## The Bullet Points

- Two-bedroom semi-detached home
- Off-street parking
- Open-plan lounge / diner
- Modern bathroom
- Close to Barry town centre
- Popular Merthyr Dyfan location
- Entrance hall with under-stairs storage
- Fitted kitchen with ample storage
- Good-sized rear garden
- Ideal first-time buy or investment



# The Main Text

Located on the ever-popular Merthyr Dyfan Road in Barry, this well-presented two-bedroom semi-detached home offers comfortable modern living, off-street parking, and a generous rear garden, making it an ideal purchase for first-time buyers, downsizers, or buy-to-let investors.

The property welcomes you through an entrance hall complete with useful under-stairs storage, providing practical everyday convenience. The main living space is an open-plan lounge and dining area, creating a bright and sociable environment with ample room for relaxing or entertaining. To the rear, the fitted kitchen offers plenty of storage units and worktop space, along with room for essential appliances, a functional and well-arranged space for daily cooking.

Upstairs, the property continues to impress with two well-proportioned bedrooms, both offering comfortable accommodation. A modern bathroom suite completes the first floor.

Externally, the home benefits from off-street parking to the front and a good-sized rear garden ideal for outdoor seating, gardening, or family use.

Positioned within easy reach of Barry town centre, local shops, parks, and Barry Island seafront, this home combines practical living with a convenient and desirable location.

## Additional Information

Type of home- Semi-detached

Tenure- Freehold

EPC Rating- D

Council tax band- B

Borough- Vale of Glamorgan

## Local Area

Merthyr Dyfan Road is well-positioned within Barry, offering easy access to local

shops, supermarkets, cafés, and everyday services. Barry town centre and the popular Barry Island seafront are both within short driving distance, providing leisure facilities, restaurants, and coastal walks.

## Education

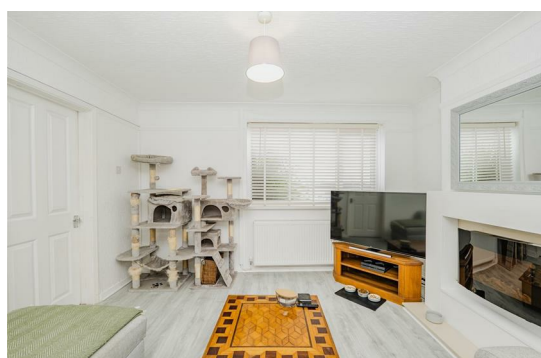
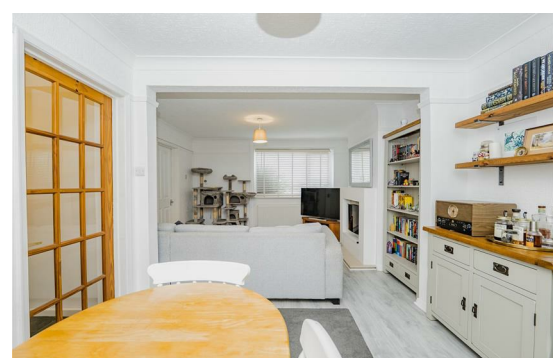
The property falls within the catchment for several well-regarded primary and secondary schools in Barry and the surrounding Vale of Glamorgan area, making it suitable for young families or long-term residential letting.

## Transport Links

Excellent transport connections are available nearby, including Barry train station, providing direct services to Cardiff and beyond. Local bus routes run regularly through the area, while easy road access connects to the A4055 and A4232 for commuters travelling across the Vale and into Cardiff.

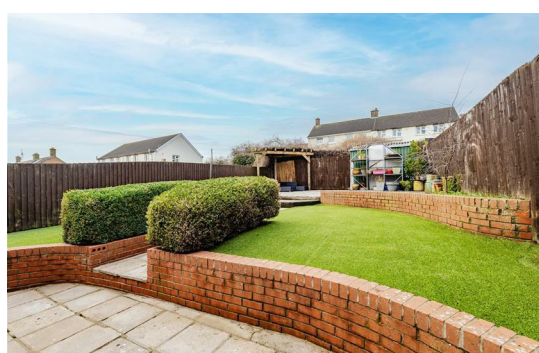
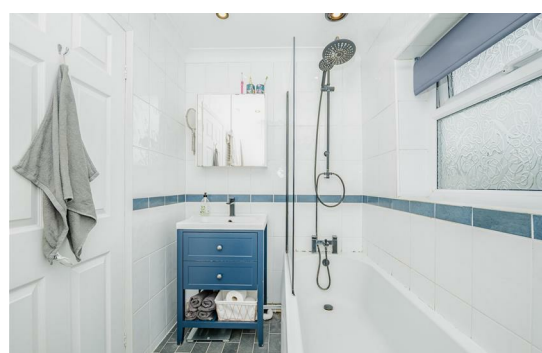
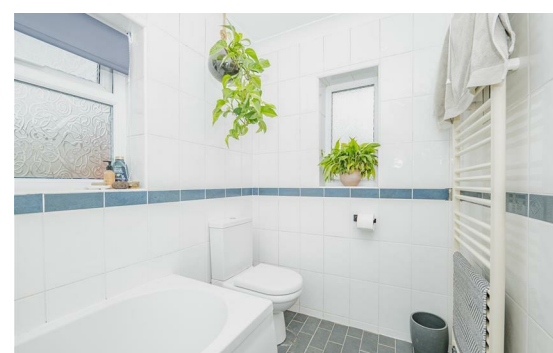
# The Photographs

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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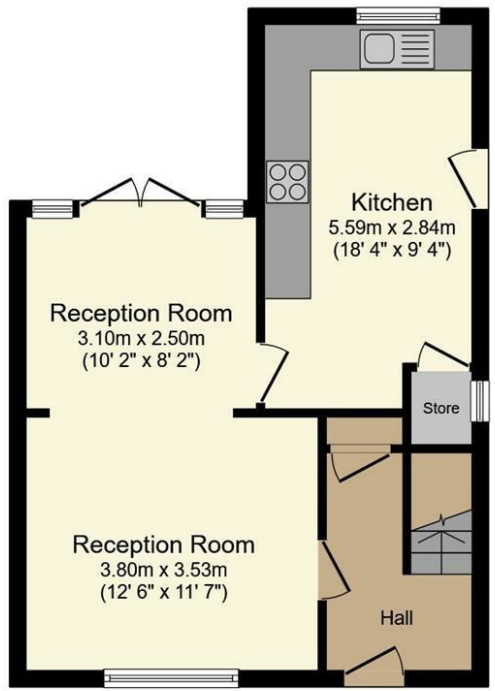
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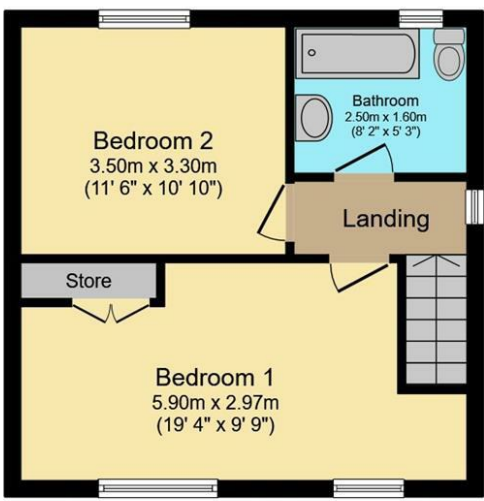
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# The Floorplan



**Ground Floor**

Floor area 41.0 sq.m. (441 sq.ft.)



**First Floor**

Floor area 34.2 sq.m. (368 sq.ft.)

Total floor area: 75.2 sq.m. (809 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	

