



**CLAUDE ROAD WEST**  
**BARRY**  
**CF62 7JG**

ASKING PRICE OF  
**£425,000**



**SEMI-DETACHED**



**4**



**2**



**1**



**3**

Located in the highly sought-after West End of Barry, this impressive semi-detached home offers an abundance of space and flexibility. Set within the prestigious catchment area for both Romilly School and Whitmore High, and just a short walk from Porthkerry Park and the local shops, the property is perfectly positioned. The property is presented in good condition throughout, with thoughtful design that brings in natural light and a welcoming atmosphere. Step outside to discover a large rear garden. Off-road parking is provided, together with a substantial garage. With easy access to excellent schools, the scenic Porthkerry Park, and a vibrant selection of local amenities, this home promises the perfect blend of practicality and lifestyle.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,597 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE PORCH**

Entered via front door. Space to hang coat further door to:

#### **ENTRANCE HALLWAY**

Radiator. Wood flooring. Doors to Lounge, Bedroom five/study and kitchen. Carpeted stairs rising to the first floor.

#### **RECEPTION ROOM/BEDROOM FIVE**

17' 4" x 8' 5" (5.28m x 2.57m)  
Versatile room which has been utilised as a reception room, games room or fifth bedroom. With double glazed window to the front. Radiator. Fitted carpet. Door to:

#### **GROUND FLOOR SHOWER ROOM/UTILITY**

Open plan glazed shower enclosure with shower in situ. Door to separate w.c. Utility area with recess and plumbing for appliances. Access to well insulated small attic. Wall mounted gas combination central heating boiler.

#### **KITCHEN/DINING ROOM**

7' 72" x 5.74' 0" (3.96m x 1.52m)  
A well presented L-shaped kitchen fitted with a range of base and eye level units incorporating one and a half bowl stainless steel inset sink with complimentary Quartz work surfaces. Five burner Neff gas hob with extractor hood over. Double electric oven, space for fridge/freezer and dishwasher. Tiled splash backs. Part tiled floor and part parquet wood flooring. UPVC Double glazed window to the rear. Radiator. The dining area has two large double glazed windows to the side and rear. Electric radiator.

#### **LOUNGE**

16' 8" x 12' 5" (5.08m x 3.78m)  
Double glazed window to the front. Radiator. Wood flooring. Cast iron multi fuel burner with hearth.

#### **FIRST FLOOR LANDING**

Carpeted stairs rising to the first floor with double glazed window to the side. Doors to first floor rooms and stairs to the attic room.

#### **BEDROOM ONE**

14' 4" x 11' 0" (4.37m x 3.35m)  
Main double bedroom with double glazed window to the front. Radiator. Fitted carpet.

#### **BEDROOM TWO**

12' 0" x 10' 10" (3.66m x 3.3m)  
Second double bedroom with double glazed window to the rear. Laminate flooring. Radiator.

#### **BEDROOM THREE**

8' 11" x 7' 8" (2.72m x 2.34m)  
Double glazed window to the front. Radiator. Fitted carpet.

#### **BATHROOM**

With suite to comprise closed cistern w.c, wash hand basin and panelled bath with shower over. Heated towel rail. Ceramic tile walls.

#### **SECOND FLOOR**

Carpeted stairs rising to the loft room.

#### **BEDROOM FOUR**

Double glazed velux windows to front and rear. Radiator. Fitted carpet. Door to :

#### **EN SUITE**

Velux window to the rear. Closed cistern w.c, sink with vanity and shower. Heated towel rail.

#### **OUTSIDE**

To the front: Spacious front garden laid to lawn. Matures trees, shrubs and borders. Steps ascending to the front door.



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To the side: gated side access to the rear.

To the rear: A beautifully landscaped rear garden with two Brazilian slate tiled patio areas and feature brick built barbecue. Mainly laid to lawn with stunning shrub borders and Magnolia tree. Composite boundary fence. Slate pathway and pedestrian door to the garage. Gated access to the rear hardstanding with parking for one vehicle. Light and power. Outside tap

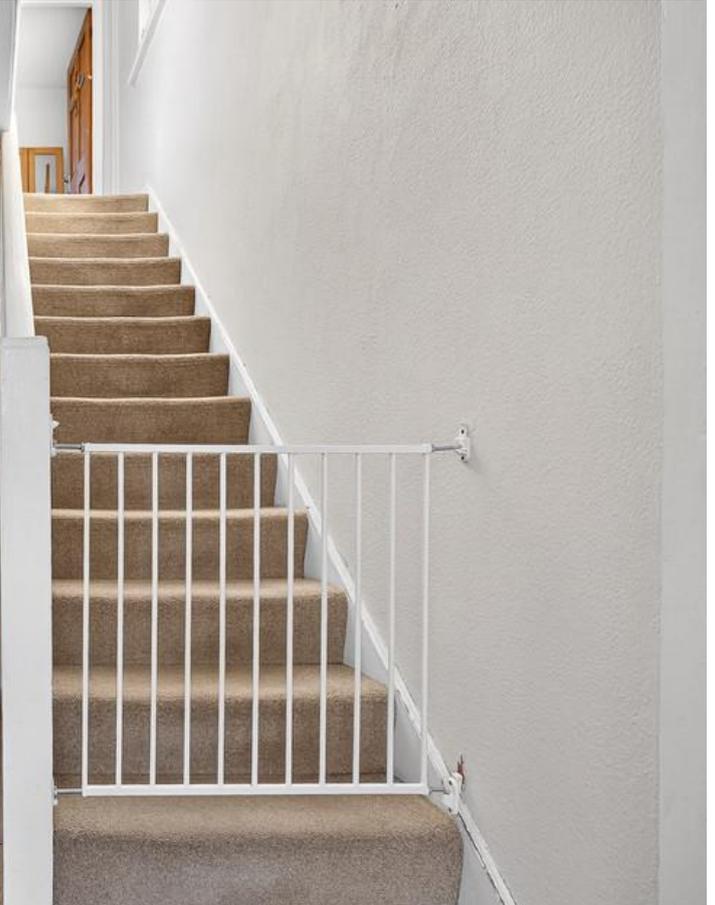
Garage: Larger than average garage with electric roller shutter door. Light and power. Window to the rear.

## LOCATION

This property is located in the sought-after West End of Barry providing good transport links, costal walks, scenic parks and in the catchment area for the best schools in Barry.



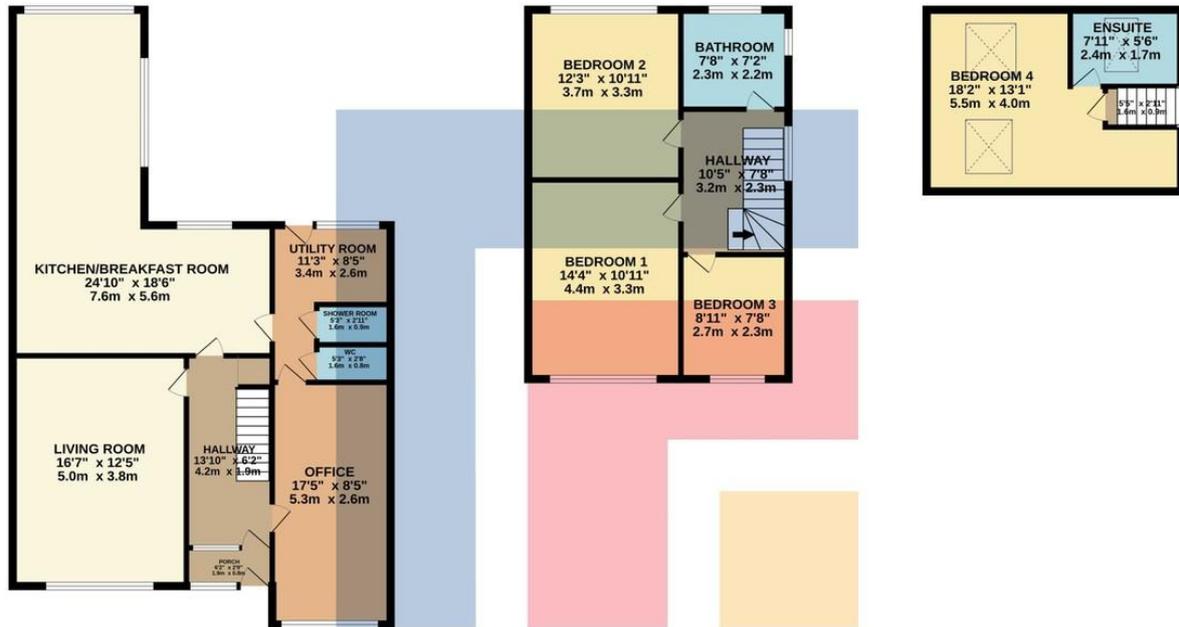
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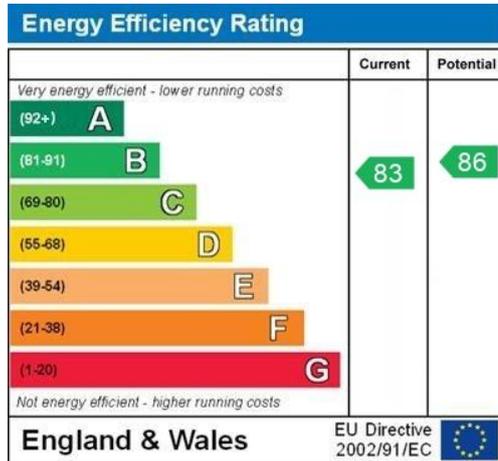


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TOTAL FLOOR AREA : 1597 sq.ft. (148.4 sq.m.) approx.

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**BARRY 01446 744750**

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