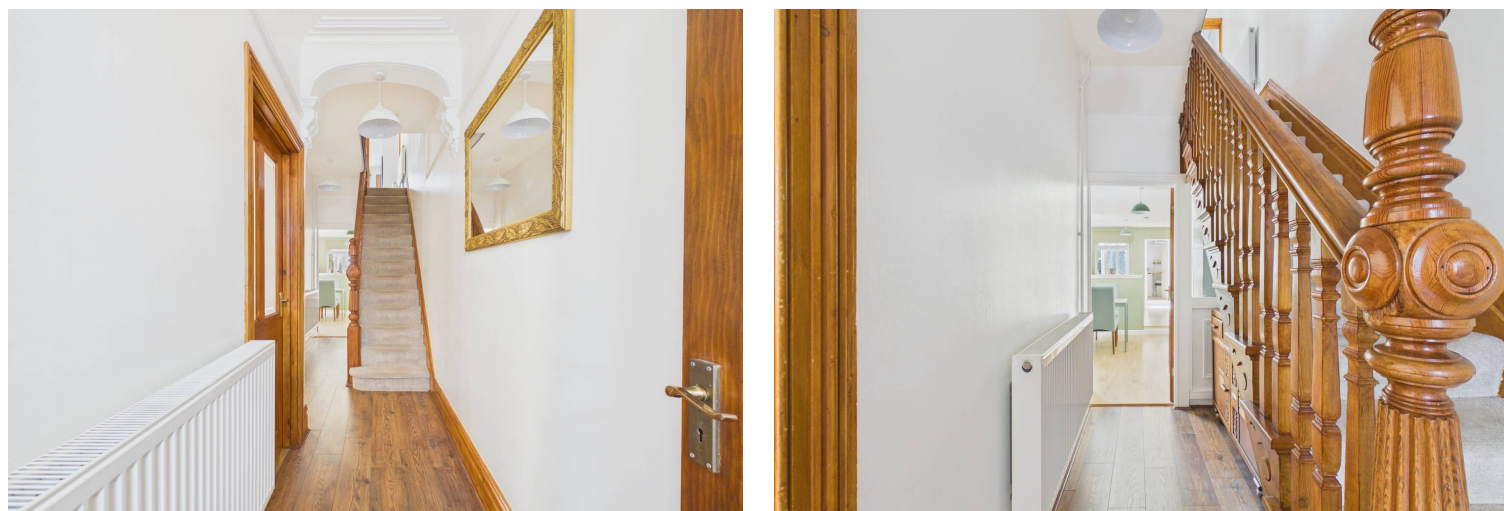
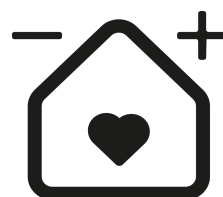




35 Park Crescent, Barry

£320,000 Freehold

THREE BEDROOM TRADITIONAL MID-TERRACE • LOCATED IN THE HIGHLY SOUGHT AFTER WEST END OF BARRY • BEAUTIFULLY PRESENTED THROUGHOUT - RETAINING MANY ORIGINAL FEATURES • SPACIOUS OPEN PLAN LOUNGE AND ADDITIONAL RECEPTION ROOM • MODERN OPEN PLAN KITCHEN/DINER PERFECT FOR ENTERTAINING • UTILITY/WC • MODERN FIRST FLOOR FAMILY BATHROOM • OFFICE SPACE • ENCLOSED, LOW MAINTENANCE REAR GARDEN • GARAGE - EPC D60



blackbear



This beautifully presented three bedroom traditional mid-terrace property is situated in the highly sought after West End of Barry, offering a perfect blend of original character features and modern living. The home welcomes you with a spacious lounge that seamlessly connects to an additional reception room, providing versatile space for family relaxation or entertaining guests. At the heart of the property is the contemporary open plan kitchen and dining area, thoughtfully designed to cater to modern lifestyles and ideal for hosting gatherings. The kitchen is complemented by a practical utility area with a WC, adding convenience for busy households. Upstairs, the first floor comprises three well-proportioned bedrooms, each benefitting from ample natural light. The modern family bathroom is fitted to a high standard, offering both style and functionality. For those working from home or seeking a quiet study space, an office is also conveniently located on the first floor. The rear garden is fully enclosed and offers ease of maintenance. It is largely laid to artificial lawn with raised flower beds adding a touch of greenery. There is a handy timber gate providing access to the rear lane and pedestrian access into the garage which provides valuable storage space or secure parking. Located within easy reach of local shops, amenities and the picturesque Porthkerry Park, this home is perfectly positioned for families. It falls within the catchment area for several highly regarded primary schools (Romilly, St Helens, All Saints and Ysgol Sant Baruc) as well as respected high schools (Whitmore, St Richard Gwyn and Ysgol Gymraeg Bro Morgannwg), making it an excellent choice for those prioritising education. With its combination of period charm, modern finishes and a highly convenient location, this property offers a superb opportunity to acquire a stylish and comfortable family home in one of Barry's most desirable neighbourhoods. Early viewing is highly recommended!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



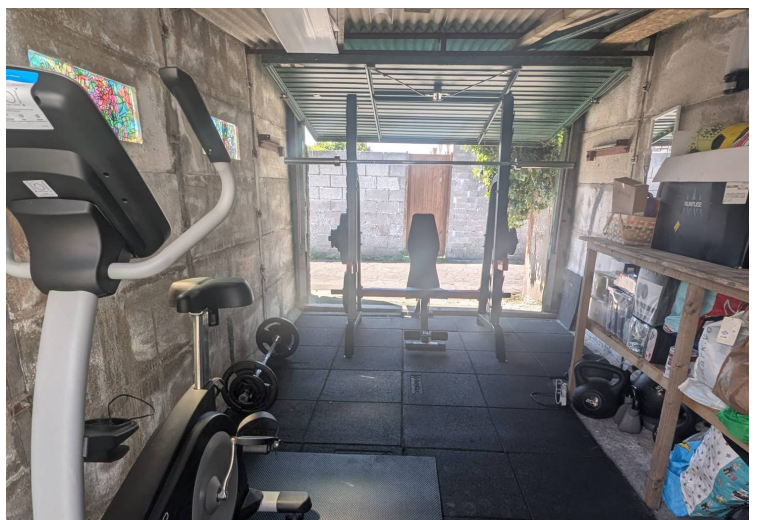




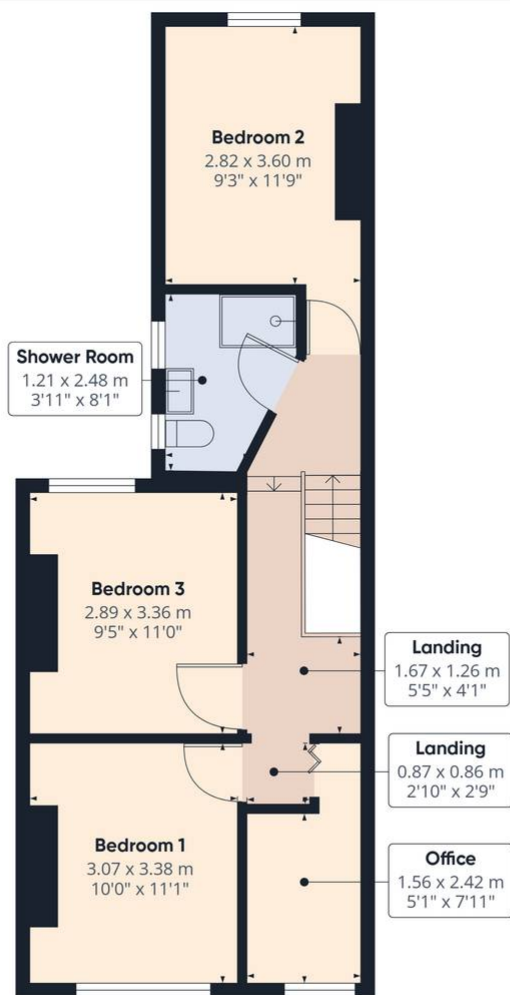












First Floor



Approximate total area⁽¹⁾
45.3 m²
489 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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