

1 Rutland Close, Barry

£349,950 Freehold

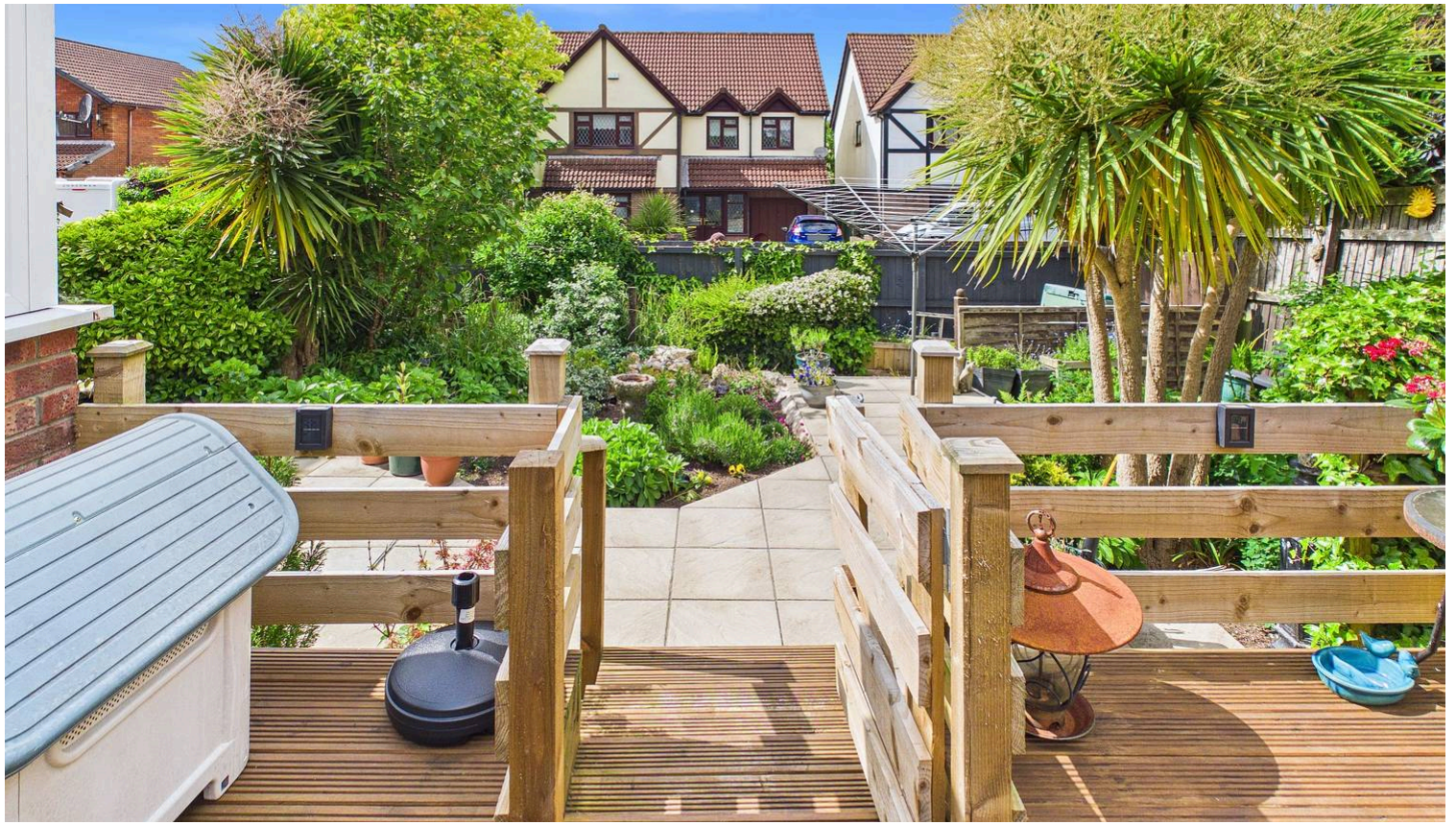
SOUGHT AFTER HIGHLIGHT PARK LOCATION • EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY • LARGE CORNER PLOT • OPEN PLAN KITCHEN/CONSERVATORY • SPACIOUS LOUNGE AND SEPARATE DINING ROOM • THREE DOUBLE BEDROOMS • SPACIOUS MODERN FIRST FLOOR FAMILY BATHROOM • EPC C71 • DRIVEWAY PROVIDING OFFROAD PARKING • CATCHMENT FOR WHITMORE HIGH SCHOOL





Nestled within the highly sought-after Highlight Park, this extended three bedroom semi-detached house presents a rare opportunity to acquire a beautifully maintained family home occupying a generous corner plot. The property is ideally situated within the catchment for Whitmore High School and enjoys convenient access to local amenities and public transport links. Internally, the accommodation is thoughtfully arranged to provide a spacious lounge with balcony access, a separate dining room and an impressive open-plan kitchen that seamlessly connects to a bright conservatory (perfect for family gatherings or entertaining guests). Upstairs, you will find three double bedrooms, each offering ample space and natural light, served by a spacious, modern family bathroom on the first floor. The property also benefits from a driveway providing off-road parking and offers excellent scope to extend further, subject to the necessary planning permissions.

The outside space is a true highlight of this home, offering a generous and versatile rear garden designed for both relaxation and entertaining. The garden features a raised area of decking, ideal for al fresco dining or enjoying the afternoon sun, a large patio area and sections of low-maintenance artificial lawn bordered by established trees, mature shrubbery and seasonal flowers creating a tranquil and private outdoor environment. There is a wooden storage shed for garden equipment, as well as convenient side access for ease of maintenance. The balcony, accessible from the lounge, overlooks the garden and provides an additional outdoor seating area with pleasant views. The size and layout of the plot offer further potential for landscaping or extension, making this property an excellent choice for families seeking space to grow. With its combination of generous accommodation, versatile outside space and prime location, this home is sure to attract considerable interest. Early viewing is recommended to fully appreciate everything this outstanding property has to offer!



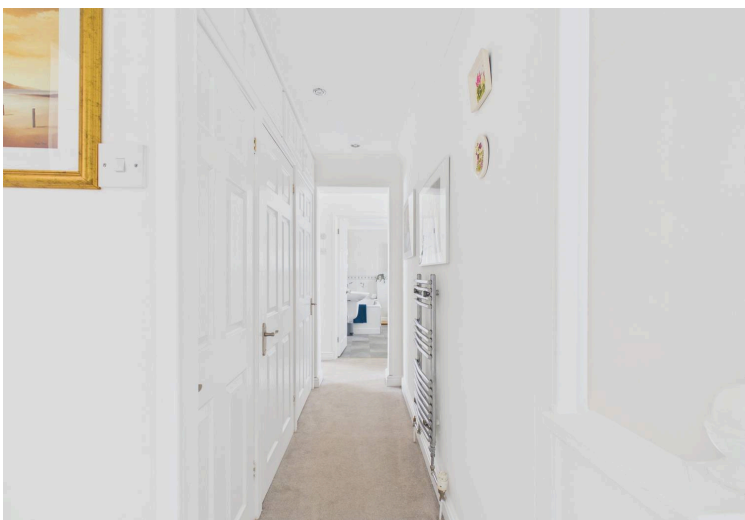
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







Ground Floor



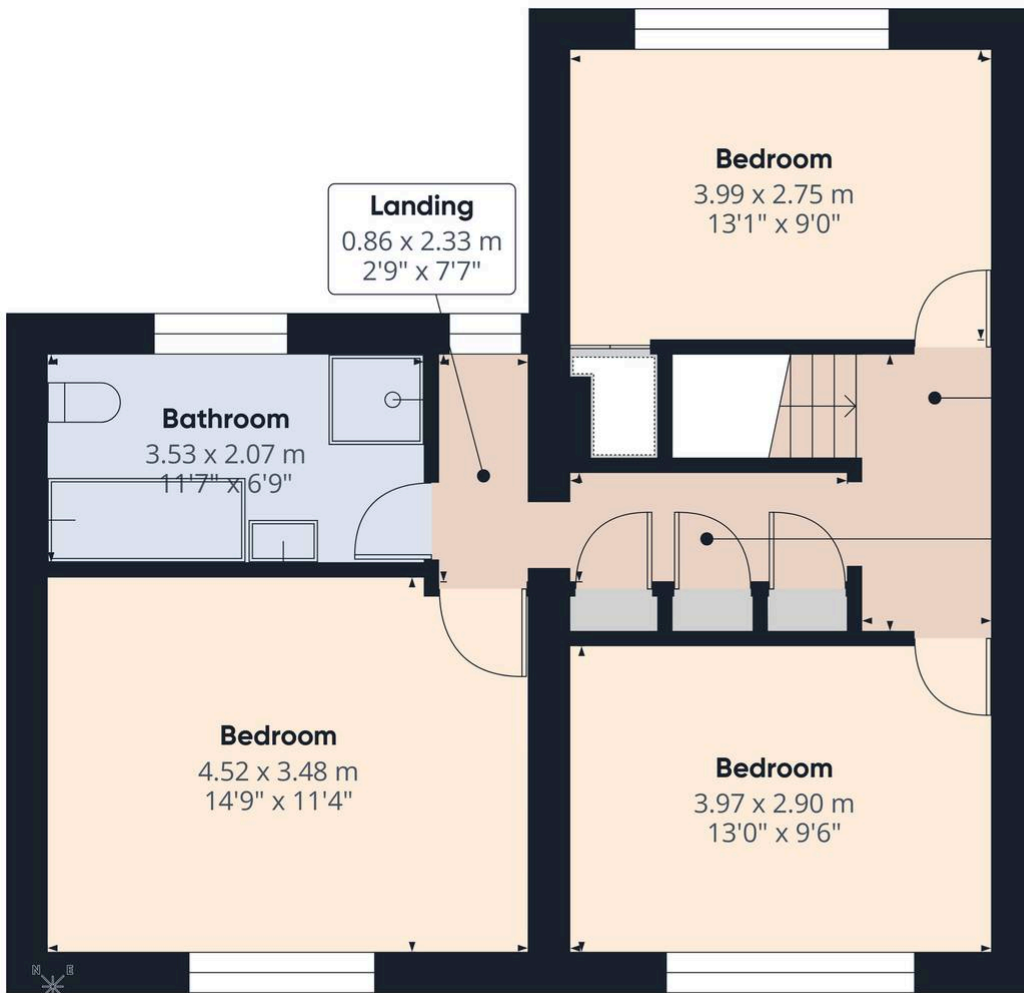
Approximate total area⁽¹⁾

71.8 m²
774 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.

GIRAFFE360



Landing
0.86 x 2.33 m
2'9" x 7'7"

Bedroom
3.99 x 2.75 m
13'1" x 9'0"

Landing
1.24 x 2.47 m
4'0" x 8'1"

Bathroom
3.53 x 2.07 m
11'7" x 6'9"

Bedroom
4.52 x 3.48 m
14'9" x 11'4"

Bedroom
3.97 x 2.90 m
13'0" x 9'6"

Landing
2.66 x 0.93 m
8'8" x 3'0"



First Floor

Approximate total area⁽¹⁾
54 m²
581 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.