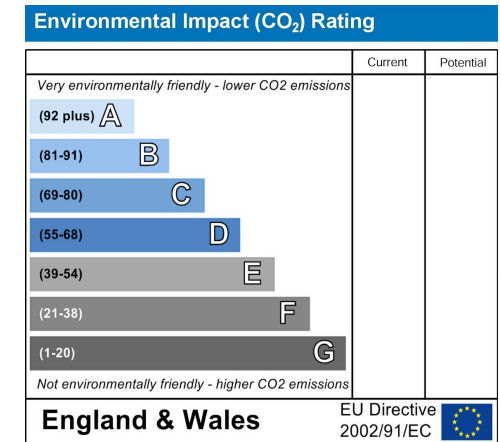
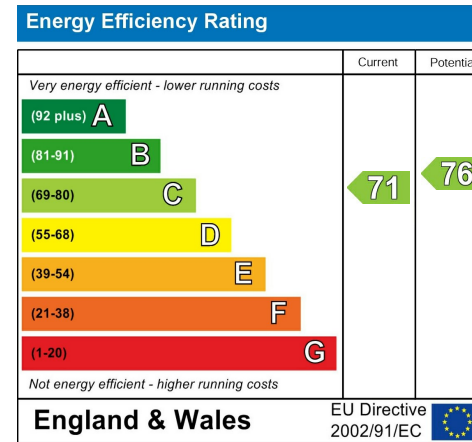


Property Name:
36 Heol Cilffrydd
Barry
CF63 4QR

Price:
£145,000

Qualifier:
Asking price



The Bullet Points

- No Onward Chain
- Two Spacious Bedrooms
- Open-Plan Living
- Private Balcony
- Abundant Storage
- Prime Location
- Master Ensuite
- Integrated Kitchen Appliances
- Dedicated Parking
- Walking distance to a train station and bus stop



The Main Text

No Onward Chain

Nestled in the heart of Barry, we proudly present this impeccable two-bedroom apartment at Heol Cilffrydd. An offering with no onward chain is primed and ready for discerning buyers seeking comfort and convenience.

Upon entering, guests are welcomed into an expansive entrance hall with a handy storage cupboard, perfect for keeping daily essentials out of sight yet within reach. Proceeding further, a well-maintained bathroom beckons, featuring a combination of a bath and shower - an ideal setup to accommodate varied preferences.

Accommodation comprises two generously proportioned double bedrooms. The main bedroom distinguishes itself with the luxury of an ensuite fitted with a contemporary shower unit. Such features make the space not only a place of rest but also of rejuvenation.

The heart of the apartment undoubtedly lies in its open-plan living room, diner, and kitchen. This vast space, drenched in natural light, caters to both moments of relaxation and culinary adventures. The kitchen, notably, is replete with ample storage solutions and boasts top-of-the-line integrated appliances, ensuring that home chefs are always equipped for their gastronomic pursuits.

Further enhancing the allure of this apartment is the inclusion of double doors in the living area, which gracefully lead out to a private balcony. Whether entertaining guests or simply unwinding after a long day, this space offers a serene backdrop for any occasion.

To top it all, future residents will benefit from the added advantage of a dedicated parking space, a luxury in today's urban settings. Heol Cilffrydd Barry is a residence that effortlessly marries form and function, promising its inhabitants an opulent and practical lifestyle.

Additional Information

Type of home - Purpose Built Flat

Tenure - Leasehold

Council tax band - D

Borough - Vale of Glamorgan

EPC Rating - 71 (C)

Lease Information

104 left on the lease from a 125 year term

The service charge is £1466.34

Ground Rent is £75

The service charge does not cover water, gas or electricity.

The Local Area

Barry, a coastal gem located in Wales, boasts a rich tapestry of history, scenic beauty, and vibrant community life. Known for its breathtaking shoreline, the area offers golden sandy beaches, providing locals and visitors alike a serene escape. Beyond its natural allure, Barry presents an array of amenities, from quaint cafes, bustling markets, and boutique shops to cultural landmarks and parks. The town's transport infrastructure is commendable, with easy access to major routes and a well-connected railway station, ensuring residents can seamlessly commute or explore neighbouring regions. Additionally, community events, local schools, and recreational facilities further solidify Barry's reputation as a tourist destination and a cherished place to call home.

Schools

In Barry, education stands at the forefront of community priorities, with a selection of schools known for their commitment to academic excellence and holistic development. The town boasts both primary and secondary institutions that cater to a diverse range of learning needs and preferences. Many of these schools have been lauded for their innovative curriculums, extra-curricular offerings, and state-of-the-art facilities. Parents will appreciate the emphasis on individualised learning, ensuring each student is given ample opportunities to thrive. Beyond the classroom, the schools in Barry have forged strong community ties, frequently hosting events and initiatives that foster civic engagement and cultural appreciation. Their reputation is further enhanced by experienced teaching staff and supportive parent-teacher associations, making the town an ideal choice for families prioritising quality education.

Transport

Transportation in Barry is both efficient and comprehensive, catering to the diverse needs of its residents and visitors. The town is graced with a well-connected railway station, offering regular services to Cardiff, Bridgend, and other significant destinations, making daily commutes and leisurely travels equally convenient. Furthermore, Barry's road network is well-maintained and easily navigable, with essential routes connecting it to neighbouring towns and cities, ensuring those with vehicles can easily traverse. The local bus services are frequent and far-reaching for those favouring public transportation, serving the region's urban and rural areas. Additionally, the town's proximity to Cardiff Airport provides an added advantage for international travel. Barry's transport infrastructure is a testament to its modern, interconnected nature, promising ease of movement.

Material Information Property Report

You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

NTSELAT Approved

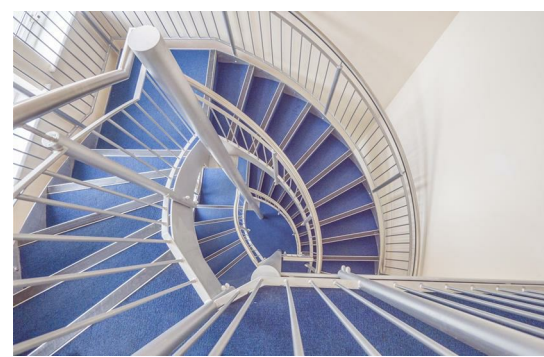
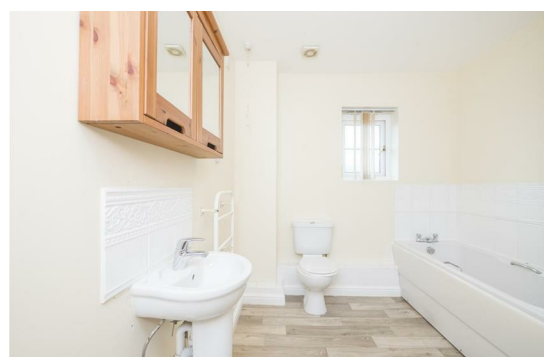


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36 Heol Cilffrydd, Barry, CF63 4QR

The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



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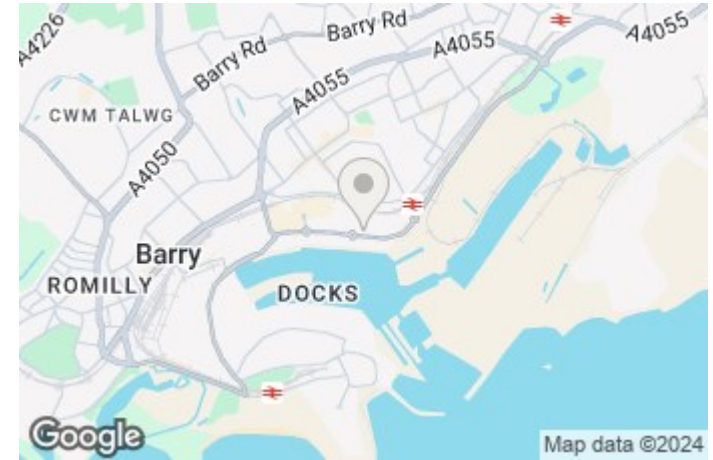
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