

# The Overview

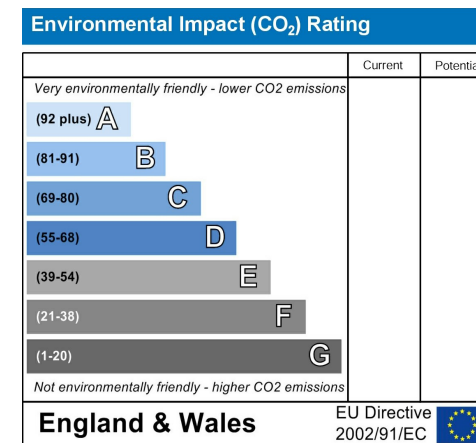
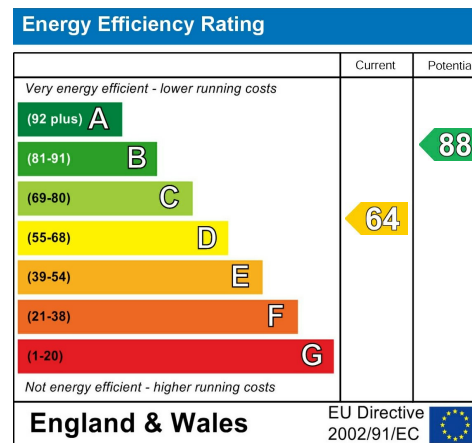
**Property Name:**  
**22 Hardy Close**  
**Barry**  
**CF62 9HJ**

**Price:**  
**£200,000**

**Qualifier:**  
**Asking price**



# The EPC



## The Bullet Points

- No Onward Chain
- Side Access
- Double bedroom with built-in wardrobes
- Convenient storage cupboard on landing
- Versatile single bedroom
- Off-street parking
- Spacious kitchen/diner
- Low-maintenance back garden
- Welcoming entrance porch
- Two-bedroom semi-detached house



22 Hardy Close, Barry, CF62 9HJ

# The Main Text

## No Onward Chain

Welcome to Hardy Close, Barry, CF62 9HJ, a charming two-bedroom semi-detached house offering comfortable living in a convenient location with off-street parking.

Upon arrival, you're greeted by an inviting entrance porch, providing a warm welcome to the property.

Step through the entrance porch into the cosy living room, designed for relaxation and socialization. Natural light fills the room, creating a bright and airy atmosphere, perfect for unwinding after a long day or hosting gatherings with friends and family.

Moving through the property, you'll find the heart of the home at the rear - the spacious kitchen/diner. This area is ideal for culinary enthusiasts and offers a breakfast bar, making it the perfect spot for enjoying meals together. You can conveniently access the low-maintenance back garden from here, providing a tranquil outdoor retreat for enjoying sunny days or al fresco dining. Additionally, side access ensures ease of movement around the property.

Heading upstairs, the first floor accommodates the property's sleeping quarters and bathroom. Ascend the stairs from the living room to find the well-appointed bathroom at the top, featuring a bath/shower combination, toilet, and sink - offering functionality and comfort for everyday use.

The sleeping arrangements consist of a double bedroom at the front of the house. This generously sized bedroom boasts built-in wardrobes, providing ample storage space for clothing and personal belongings while offering a peaceful sanctuary for restful nights. A single bedroom situated at the rear of the property completes the accommodation. It offers versatility as a guest room, home office, or nursery, catering to your needs.

A storage cupboard on the landing further enhances convenience, offering additional space for storing household essentials and belongings, ensuring a clutter-free living environment.

## Addition Information

Type of home: Semi-Detached House

Tenure: Freehold

EPC Rating: D

Council tax band: C

Borough: Vale Of Glamorgan

## The Local Area

Nestled in a vibrant community, Hardy Close enjoys a prime location in Barry, offering residents a wealth of amenities and attractions within easy reach. Moments away, you'll find local shops, supermarkets, and eateries catering to everyday needs and culinary cravings. Nature enthusiasts can explore nearby parks and green spaces, perfect for strolls or picnics on sunny days. The area boasts excellent schools and recreational facilities for families, ensuring plenty of options for education and entertainment. With convenient access to public transportation links and major roadways, including the A4055, commuting to neighbouring towns and cities is a breeze, making this location ideal for work and leisure. Whether you're seeking convenience, leisure, or community spirit, Barry offers it all, promising a vibrant lifestyle for residents of Hardy Close.

## Schools

Families considering Hardy Close, will appreciate the proximity to excellent local schools catering to various ages and educational needs. You'll find reputable primary and secondary schools renowned for their academic standards and supportive learning environments within the area. From early childhood education to secondary schooling, parents can rest assured that their children have access to quality education right on their doorstep. With dedicated teaching staff, modern facilities, and a focus on holistic development, these schools offer the perfect foundation for academic success and personal growth. Additionally, extracurricular activities and enrichment programs allow students to explore their interests and talents outside the classroom, fostering well-rounded individuals ready to embark on their future endeavours.

## Local Transport

Navigating around and beyond is a breeze thanks to the excellent local transport options. Residents of Hardy Close benefit from convenient access to bus routes serving the area, providing reliable connections to neighbouring towns and cities. Additionally, for those commuting further afield, the nearby Barry train station offers regular services to Cardiff and beyond, making it easy to access employment opportunities, shopping destinations, and cultural attractions. For drivers, the property's proximity to major roadways, including the A4055, ensures seamless travel by car, allowing for convenient access to the more comprehensive road network. Whether you prefer public transportation or driving, the local transport infrastructure caters to diverse needs, providing residents with convenient and efficient travel options for daily commutes and leisure outings.

## Key Information

## Water:

What is the nature of the property's water supply? From Main Water Supply

Does the water source originate from a private well, and if so, what are the maintenance requirements and water quality standards? N/A

Are there any additional costs associated with maintaining the water supply? N/A

## Heating:

What is the nature of the property's heating supply? Linked Form main Gas line British Gas

Is the property linked to the main gas line, or does it rely on an LPG heating system? Main Gas

What are the evaluation requirements and potential costs associated with the heating system? N/A

## Electric:

What is the nature of the property's electricity supply? Mian Electric

Does the property operate independently of the national grid and rely on a generator for power? National Grid

What are the evaluation requirements and potential costs associated with the electricity supply? N/A

## Sewerage:

What is the nature of the property's sewerage supply? Sewage Mains

Does the property use septic tanks or cesspits, and what are the maintenance requirements? No

What are the costs associated with different sewerage providers, and are there any registration and record-keeping requirements for septic tanks? N/A

## Broadband:

What is the nature of the property's broadband supply? broadband connection is available

Is a broadband connection available, or will there be additional costs for establishing a connection? Cost to owner if they would like broadband from network provider

## Parking:

What is the availability of parking for the property? Two Lots of Parking

Are there additional costs associated with parking, such as the need for parking permits? N/A

## Rights and Restrictions:

Are there any rights or restrictions for the property? No

Are there any private rights of way associated with the property? No

Are there any public rights of way affecting the property? No

Is the property listed, and if so, what restrictions apply? No

Are there any other specific restrictions that apply to the property? No

## Risks:

Are there any risks associated with the property? No

Has the property experienced flooding in the last five years? No

Are there flood defences in place for the property? The property is on a hill so no risk of flooding

What is the source of any potential flooding risk? None



**RE/MAX**  
Estate Agents

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# 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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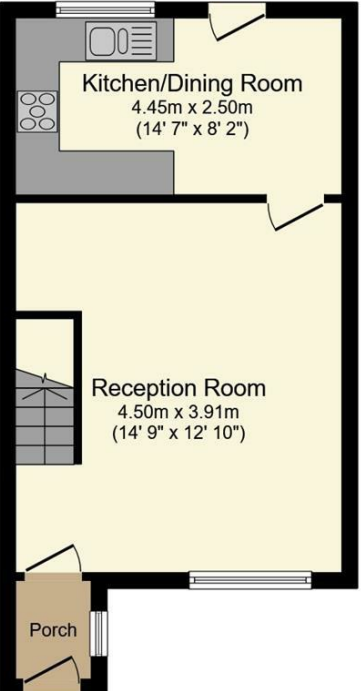
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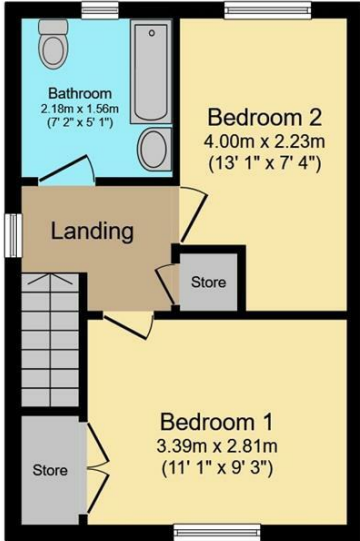
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# The Floorplan

# The Map



**Ground Floor**  
Floor area 35.1 m<sup>2</sup> (378 sq.ft.)



**First Floor**  
Floor area 30.7 m<sup>2</sup> (331 sq.ft.)

**TOTAL: 65.8 m<sup>2</sup> (709 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



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