

**Property Name:**  
**6 Eithinen Ber**  
**Barry**  
**CF63 1FY**

**Price:**  
**£440,000**

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	81
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

## The Bullet Points

- Detached family home with off-street parking
- Modern, spacious kitchen/diner
- Convenient utility room
- Four double bedrooms
- Family bathroom with bath
- Two inviting reception rooms
- Sun-trapped garden with side access
- Downstairs toilet and sink
- Main bedroom with ensuite
- Ample storage throughout



# The Main Text

Welcome to Eithinen Ber, Barry, a charming four-bedroom detached house with convenient off-street parking. As you enter the property, you're greeted by an elegant entrance hall, which sets the tone for the rest of the home.

To the right of the entrance hall, glass doors lead into one of the two reception rooms. This snug and cosy space offers a perfect retreat, complete with a convenient storage cupboard tucked away at the back of the room—an ideal spot to stow away belongings and keep the space clutter-free.

The main reception room is on the other side of the entrance hall. It is an ample and modern space designed for family relaxation and entertainment. With ample seating and lounging space, this area serves as the heart of the home, inviting gatherings and shared moments.

At the rear of the house awaits a spacious kitchen/diner, where culinary delights meet conviviality. The kitchen has a large breakfast bar, perfect for casual dining or meal prep. Additionally, A dining table offers a designated space for family meals, while bifold doors seamlessly connect the interior to the large, sun-trapped garden, providing a delightful indoor-outdoor flow. Side access to the garden adds practicality and convenience to outdoor activities and maintenance. The worktops are quartz.

Adjacent to the kitchen is a utility room, offering a dedicated space for laundry appliances such as a washing machine and tumble dryer. This utility area enhances the home's functionality, providing convenience for day-to-day chores. A convenient downstairs toilet and sink complete the ground-floor amenities, adding a touch of practicality and comfort for guests and residents alike.

Ascending to the upper floor, you'll discover four double bedrooms, each offering comfortable accommodation. The main bedroom, positioned at the front of the house, boasts an ensuite shower room featuring a sink and toilet for added privacy and convenience.

The upstairs also features a family bathroom, complete with a bath, toilet, and sink, serving the remaining bedrooms and guests. A storage cupboard on the landing provides handy space for linens, towels, and other household essentials.

Either Ber presents an inviting and well-appointed family home. Its spacious interiors and delightful outdoor areas blend comfort, functionality, and modern living.

## Additional Information

Type of home: Detached House

Tenure: Freehold

EPC Rating: C

Council tax band: E

Borough: Vale of Glamorgan

Built-in blinds in the windows

## Local Area

Nestled in a desirable locale, Eithinen Ber, Barry enjoys the best of both worlds: a tranquil suburban setting with easy access to urban conveniences. The local area boasts an array of amenities, including shops, restaurants, and cafes, all within easy reach for daily needs and leisurely outings. Nature enthusiasts will appreciate the nearby parks and green spaces, ideal for strolls or picnics on sunny days. Families will find a selection of reputable schools in the vicinity, ensuring quality education options for children. With excellent transport links, including nearby bus routes and easy access to major roadways, commuting to neighbouring towns or the bustling city centre is a breeze. Experience the perfect blend of suburban serenity and urban accessibility in this vibrant and welcoming community.

## Schools

The area surrounding Eithinen Ber, Barry, is renowned for its excellent selection of schools, catering to students of all ages and abilities. Families will find various educational options within easy reach, from reputable primary schools offering a nurturing environment for young learners to outstanding secondary schools providing comprehensive academic and extracurricular programs. Additionally, for those pursuing higher education, nearby colleges and universities offer further opportunities for personal and professional development. With a focus on academic excellence, dedicated teaching staff, and a supportive community ethos, the schools in this area provide a solid foundation for students to thrive and succeed in their educational journey.

## Local Transport

Eithinen Ber, Barry, conveniently situated, benefits from excellent transport links, ensuring seamless connectivity for residents. Whether commuting for work or exploring the surrounding area, residents can rely on various transportation options. Nearby bus routes provide convenient access to neighbouring towns and villages, offering a hassle-free way to navigate the local area. For those travelling further afield, easy access to major roadways ensures efficient journeys by car, with the M4 motorway within proximity. Additionally, for commuters, nearby train stations offer regular services to nearby cities and beyond, facilitating convenient travel for both work and leisure. With a well-connected transport network at your doorstep, getting around is both easy and efficient, enhancing the overall accessibility and convenience of this vibrant community.



# 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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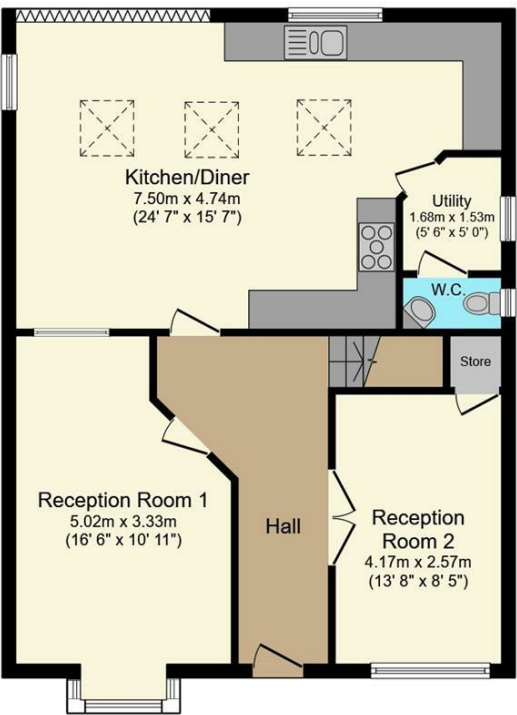
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# The Floorplan

# The Map



**Ground Floor**  
Floor area 75.1 m<sup>2</sup> (808 sq.ft.)



**First Floor**  
Floor area 56.0 m<sup>2</sup> (603 sq.ft.)

**TOTAL: 131.0 m<sup>2</sup> (1,411 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

