

# The Overview

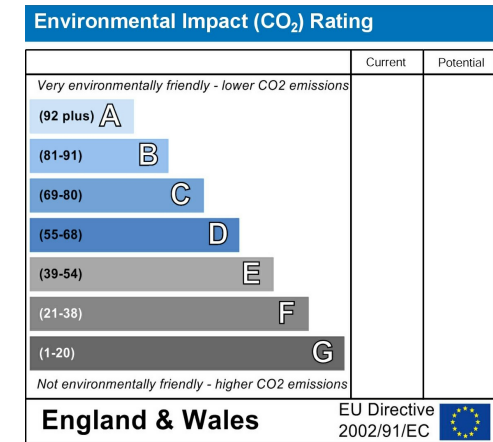
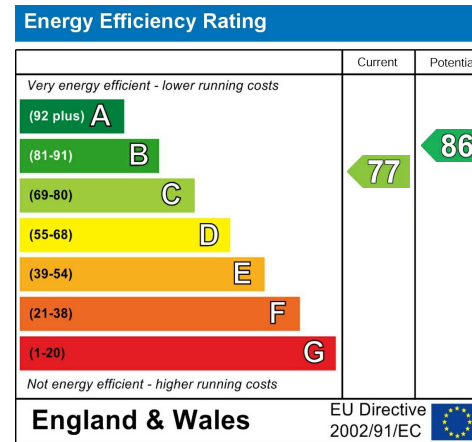
**Property Name:**  
**23 Heol Gyflinir**  
**Barry**  
**CF62 5AJ**

**Price:**  
**£360,000**

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



# The EPC



## The Bullet Points

- Coastal living
- Off-street parking
- Converted garage
- Low-maintenance garden
- Panoramic views
- No Onward Chain
- White Kitchen
- Work-from-home office
- Versatile summer house
- Modern elegance



# The Main Text

## No Onward Chain

Heol Gylfinir is in bustling Barry Island, a mere stroll from the famous sandy beaches. This exceptional four-bedroom townhouse offers a rare chance to experience the best coastal living enhanced by modern amenities.

With off-street parking for two vehicles, this home seamlessly blends practicality with sophistication from the moment you arrive.

Stepping through the entrance hall, you are greeted by a luminous and impeccably designed white kitchen featuring ample storage cupboards and generous space for all your culinary endeavours and electrical appliances. The adjacent living room exudes tranquillity and offers a spacious retreat for relaxation. Beyond lies an extended area of the house, adorned with double doors, providing versatility for additional sitting or dining space, catering to diverse lifestyle needs.

The property continues to impress with a cleverly converted garage, now a home office perfect for the modern professional. Next to it, a utility room adds to the practicality of the design. With its low-maintenance appeal, the rear garden features decking, artificial grass, and slabs, leading to a delightful summer house. With rear access to the lane, this adaptable space offers endless possibilities as a home office, storage area, or a peaceful haven for creative pursuits.

A tastefully designed family bathroom awaits on the first floor, adorned with a modern grey and white finish and a relaxing bath. Bedroom 2, with its spacious layout and captivating views, is a sight to behold. Meanwhile, Bedroom 1 pampers with the luxury of an ensuite shower, elevating comfort and convenience to a new level.

Ascending to the top floor, the residence unveils its crowning jewel – spectacular panoramic views that showcase the beauty of Barry Island. Bedroom 4 offers an enchanting vista overlooking the island, while the main bedroom impresses with its vast size and built-in storage solutions, epitomizing the essence of refined coastal living.

A rare opportunity to own a meticulously crafted townhouse in the heart of Barry Island, offering a harmonious blend of coastal charm, modern elegance, and practicality. Whether as a permanent residence or a seaside retreat, this property promises unparalleled comfort and serenity, poised to fulfil the aspirations of discerning homeowners.

## Additional Information

Type of home: Semi-detached House

Tenure: Freehold

EPC Rating: C

Council tax band: E

Borough: Vale of Glamorgan

## The Local Area

Located in the vibrant heart of Barry Island, this townhouse offers residents access to various amenities and attractions. Renowned for its sandy beaches and coastal charm, Barry Island provides an idyllic backdrop for strolls along the promenade or adventurous water sports. The area boasts a bustling atmosphere, with an eclectic mix of cafes, restaurants, and shops catering to diverse tastes. History enthusiasts will enjoy exploring nearby attractions such as Barry Island Pleasure Park and Barry War Museum. At the same time, nature lovers can immerse themselves in the scenic beauty of nearby parks and nature reserves. With excellent transport links connecting residents to Cardiff and beyond, Barry Island presents a dynamic and vibrant community that embodies the essence of seaside living.

## Education

The schools near Heol Gylfinir, Barry Island, offer residents quality education within a nurturing environment. Families can choose from various educational options to suit their children's needs, with a selection of primary and secondary schools nearby. These institutions prioritize academic excellence while fostering personal growth and development. Dedicated teachers and staff ensure a supportive learning environment, encouraging students to reach their full potential. The schools often engage in extracurricular activities, sports programs, and community initiatives, providing students with a well-rounded educational experience. Whether seeking a foundation in primary education or preparing for future endeavours in secondary school, families can find peace of mind knowing that their children have access to outstanding educational opportunities near Heol Gylfinir.

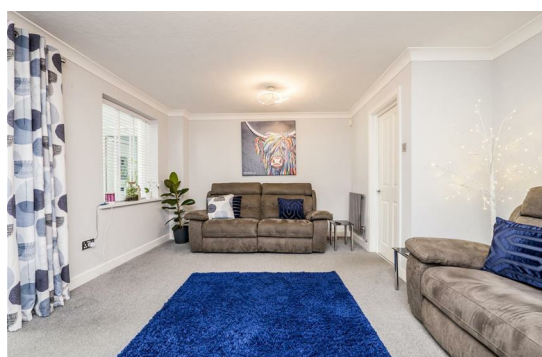
## Transport

Residents of Heol Gylfinir, Barry Island, benefit from excellent local transport connections, facilitating convenient travel within the area and beyond. The property enjoys proximity to bus stops and train stations, offering efficient routes to nearby towns and cities. Whether commuting to work or exploring the surrounding areas, residents can rely on a well-connected network of public transportation options. Additionally, for those who prefer to drive, easy access to major roadways ensures seamless journeys throughout the region. With Cardiff just a short distance away, residents can easily access the capital city for work, leisure, or cultural activities. Whether by bus, train, or car, the local transport infrastructure enhances connectivity and accessibility for residents of Heol Gylfinir, ensuring convenient travel options for all.



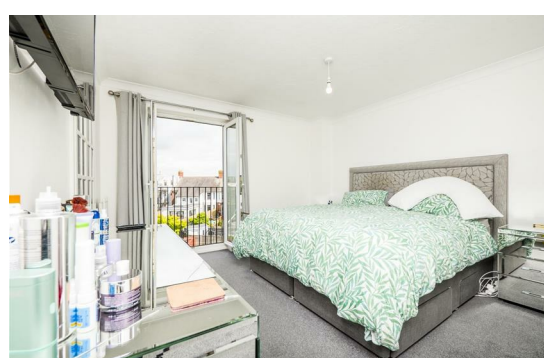
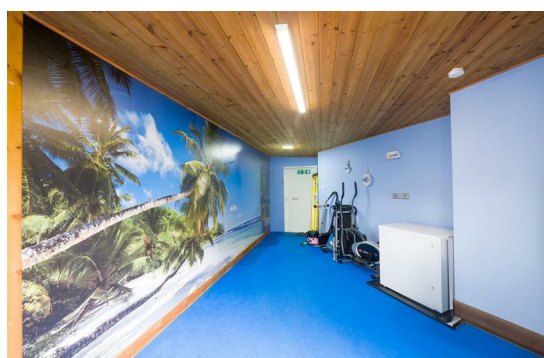
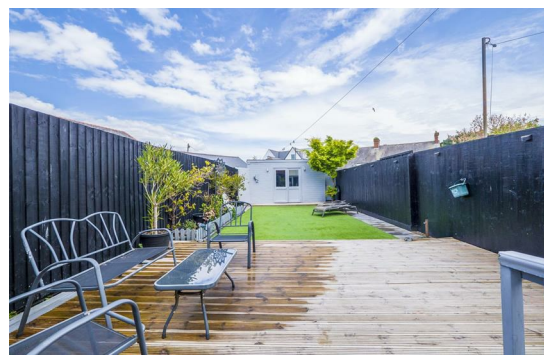
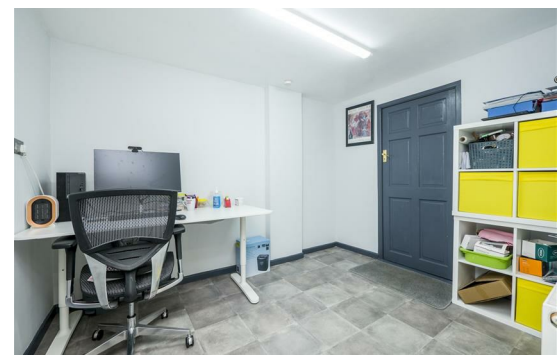
# The Photographs

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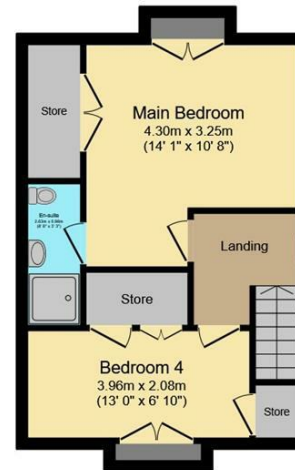




**Ground Floor**  
 Floor area 71.4 m<sup>2</sup> (768 sq.ft.)



**First Floor**  
 Floor area 36.8 m<sup>2</sup> (396 sq.ft.)



**Second Floor**  
 Floor area 37.1 m<sup>2</sup> (399 sq.ft.)

**TOTAL: 145.2 m<sup>2</sup> (1,563 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](http://www.Propertybox.io)

