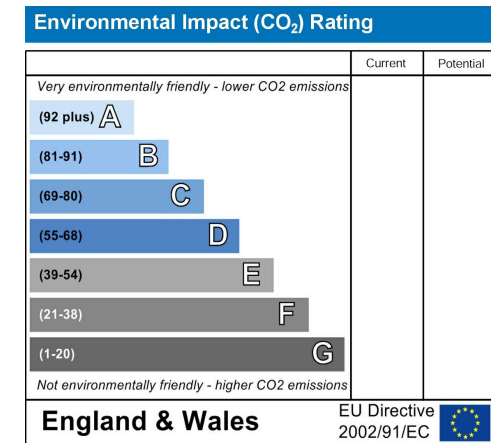
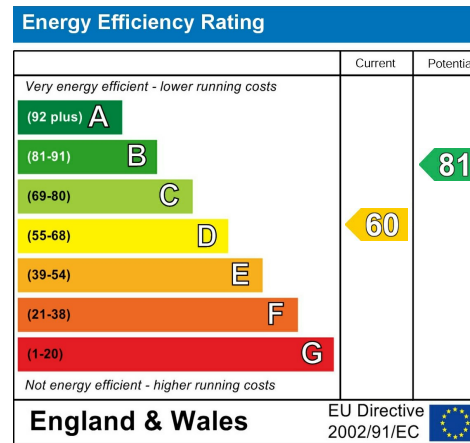


Property Name:
2 St. Nicholas Road
Barry
CF62 6QW

Price:
£525,000

Qualifier:
Asking price



The Bullet Points

- Six spacious bedrooms, ideal for a large family
- Two elegant reception rooms with fireplaces, including one with a large bay window
- Utility room with additional storage and space for a tumble dryer
- Sun-drenched garden with patio areas, a lawn, and a brick shed
- Family bathroom with a bath/shower, plus a separate WC
- Off-street parking for convenience and security
- Large open-plan kitchen/diner featuring a breakfast bar and fireplace
- Downstairs WC for added convenience
- First-floor balcony offering a lovely view over the garden
- Ensuite shower room in one of the second-floor bedrooms for added privacy



The Main Text

Welcome to St. Nicholas Road, Barry, CF62 6QW – an exquisite six-bedroom semi-detached house offering abundant space and charming features, perfect for family living.

Upon entering, you are greeted by an entrance porch that leads into a spacious hallway. To the right, the first reception room welcomes you with a large bay window that floods the room with natural light and a classic fireplace, creating a warm and cosy atmosphere. Adjacent to this, the second reception room boasts a stunning brick fireplace and patio doors open to the garden, offering a seamless blend of indoor and outdoor living.

The heart of the home lies at the rear, where a generous open-plan kitchen and dining area await. This modern space features a breakfast bar, fireplace, and ample room for a large dining table, making it ideal for family meals and entertaining guests. Patio doors provide direct access to the garden, enhancing the indoor-outdoor flow. The kitchen is complemented by a convenient utility room with space for a tumble dryer, a downstairs toilet, a large storage cupboard, and additional access to the garden.

The sun-drenched garden is a true highlight. It features a large patio area perfect for seating and barbecues, a lovely grassed area, and a second patio space at the rear. A brick shed offers additional storage.

Ascending to the first floor, you will find three spacious double bedrooms, each with a charming fireplace. The front bedroom boasts a large bay window, while the rear bedroom includes a delightful balcony overlooking the garden. This floor is completed by a family bathroom with a bath/shower, toilet, sink, and a separate toilet and sink for added convenience.

The second floor offers two more double bedrooms, one featuring a fireplace and the other with an ensuite shower room with a toilet and sink. A single bedroom is also on this floor, providing versatile space for a growing family. Offering off-street parking and plenty of storage throughout.

Additional Information

Type of home- Semi-detached House

Tenure- Freehold

EPC Rating- D

Council tax band- F

Borough- Vale of Glamorgan

Local Area

Located in the vibrant town of Barry, St. Nicholas Road is ideally situated to take advantage of many local amenities and attractions. The area boasts various shops, cafes, and restaurants, ensuring convenience and variety. The beautiful Barry Island beach and waterfront are just a short drive away, offering stunning coastal views and leisure activities.

Schools

The area surrounding St. Nicholas Road in Barry is highly regarded for its excellent educational facilities, making it an ideal location for families. The local schools are known for their strong academic performance and supportive learning environments, catering to students of all ages. Parents can be assured of quality schooling options within proximity from primary to secondary education. The schools in this area also offer a variety of extracurricular activities, encouraging students to develop their interests and skills beyond the classroom. Focusing on academic excellence and personal growth, the educational institutions near St. Nicholas Road provide a solid foundation for children's future success.

Local Transport

The local transport options near St. Nicholas Road in Barry are excellent, providing residents with convenient and efficient connectivity. The area is well-served by a robust network of bus routes, making it easy to travel within Barry and to nearby towns and cities. Barry railway station is just a short distance away, offering regular train services to Cardiff and beyond, ideal for commuters and those seeking to explore the wider region. Additionally, the proximity to major roadways, including the A4050 and the M4 motorway, ensures quick and easy access for drivers. With such a comprehensive array of transport options, living at St. Nicholas Road allows for seamless travel and connectivity, enhancing the overall appeal of this charming location.

Key Information

Water:

What is the nature of the property's water supply? Welsh water

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? Central Heating

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

What are the evaluation requirements and potential costs associated with the heating system? Depends on how much you use doesn't it?

Electric:

What is the nature of the property's electricity supply? Mains

Does the property operate independently of the national grid and rely on a generator for power? N/A

What are the evaluation requirements and potential costs associated with the electricity supply? Again, an open question depending on the usage

Sewerage:

What is the nature of the property's sewerage supply? Not sure how to answer this. I have normal sewage removal.

Does the property use septic tanks or cesspits, and what are the maintenance requirements? N/A

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? Virgin

Is a broadband connection available, or will there be additional costs for establishing a connection? Connection available

Parking:

What is the availability of parking for the property? Off road parking for two/three cars

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? NO

What is the source of any potential flooding risk? NO



RE/MAX
Estate Agents

2 St. Nicholas Road, Barry, CF62 6QW

The Photographs

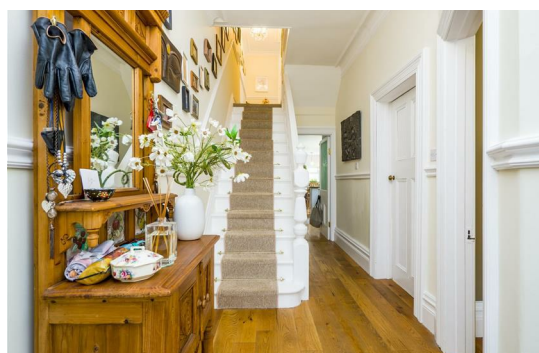
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TOTAL: 189.9 m² (2,045 sq.ft.)

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

