

The Overview

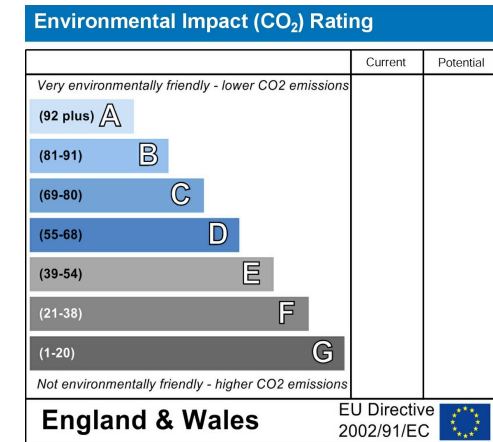
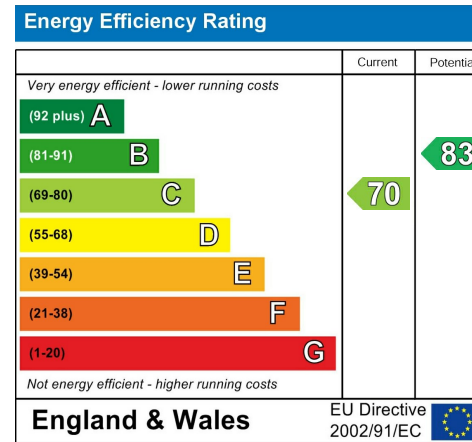
Property Name:
7 Meadow Vale
Barry
CF63 1ER

Price:
£315,000

Qualifier:
Asking price



The EPC



The Bullet Points

- No Onward Chain
- Off-street parking
- Expansive living room
- Two patio areas
- Built-in wardrobes
- Detached property
- Large kitchen diner
- Generous conservatory
- Spacious garden
- Modern family shower room



7 Meadow Vale, Barry, CF63 1ER

The Main Text

No Onward Chain

Welcome to Meadow Vale, a charming three-bedroom detached property located in the heart of Barry. This delightful home offers off-street parking and combines modern living with generous outdoor space, making it perfect for families and entertaining guests.

As you enter the property, you are greeted by a welcoming hallway featuring a convenient storage cupboard. To the right, you'll find a well-appointed toilet. A spacious kitchen diner awaits on the left, boasting ample counter space and modern appliances. The kitchen diner is bathed in natural light, thanks to the patio doors that open directly onto the garden, creating a seamless indoor-outdoor flow.

At the rear of the property, the expansive living room is a highlight, providing a comfortable space for relaxation and social gatherings. The living room features a cosy fireplace and is designed with two sets of patio doors: one opens to the garden and another to the conservatory, ensuring the room is bright and airy throughout the day.

The generously sized conservatory is perfect for enjoying the year-round garden views. Its sliding doors lead directly to the garden, enhancing the property's indoor-outdoor connectivity.

The large garden is a true oasis, featuring two distinct patio areas ideal for outdoor dining and entertaining. The expansive grass area is surrounded by various trees and bushes, creating a private and tranquil environment. Additionally, a greenhouse and side access offer convenience and versatility for gardening enthusiasts.

Upstairs, the property comprises three well-proportioned bedrooms. Two of the bedrooms benefit from built-in wardrobes, providing ample storage space. The landing area includes an additional storage cupboard, ensuring the home remains clutter-free. A modern family shower room, designed for functionality and comfort, completes the upstairs accommodation.

Additional Information

Type of home: Detached House

Tenure: Freehold

EPC: C

Council tax band: D

Borough: Vale of Glamorgan

Local Area

The local area of Barry offers a vibrant community atmosphere with a range of amenities and recreational activities to enjoy. Residents can explore the scenic beauty of nearby parks and coastal walks, providing plenty of outdoor activities and relaxation opportunities. Barry boasts a variety of shops, cafes, and restaurants, offering diverse dining and shopping experiences. Its rich history is reflected in its charming architecture and cultural attractions. With its friendly community and abundant local resources, Barry is an ideal place to call home.

Schools

Education in the area is well-regarded, with various schools catering to different age groups and educational needs. Families will find multiple options, from early childhood education to secondary schooling, available nearby. The local schools emphasize academic excellence while providing a nurturing environment for students to thrive and reach their full potential. With dedicated teachers and modern facilities, parents can feel confident in the quality of education their children receive in the area.

Local Transport

The local area benefits from excellent transport links, providing residents convenient access to nearby towns and cities. Public transportation options include bus routes and train services, making commuting or exploring the surrounding areas easy without needing a car. Additionally, there are well-maintained road networks, ensuring smooth travel by car throughout the region. Whether commuting to work or enjoying leisure activities, residents can rely on the efficient and reliable local transport infrastructure to meet their needs.

Key Information

Water:

What is the nature of the property's water supply? Mains supply / welsh water

Does the water source originate from a private well, and if so, what are the maintenance requirements and water quality standards? NO

Are there any additional costs associated with maintaining the water supply? None

Heating:

What is the nature of the property's heating supply? Gas mains / combi boiler / radiators

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

What are the evaluation requirements and potential costs associated with the heating system? annual service of boiler

Electric:

What is the nature of the property's electricity supply? Electricity mains supply

Does the property operate independently of the national grid and rely on a generator for power? No

What are the evaluation requirements and potential costs associated with the electricity supply? None / ongoing energy usage bills only

Sewerage:

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

Does the property use septic tanks or cesspits, and what are the maintenance requirements? None

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? Both Sky and Virgin available

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

Parking:

What is the availability of parking for the property? Private drive

Are there additional costs associated with parking, such as the need for parking permits? None

Rights and Restrictions:

Are there any rights or restrictions for the property? None

Are there any private rights of way associated with the property? None

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

Is the property listed, and if so, what restrictions apply? N/A

Are there any other specific restrictions that apply to the property? None

Risks:

Are there any risks associated with the property? None

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? None

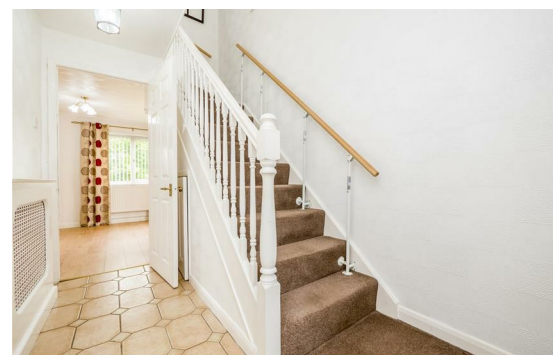


RE/MAX
Estate Agents

7 Meadow Vale, Barry, CF63 1ER

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.



7 Meadow Vale, Barry, CF63 1ER

The Photographs

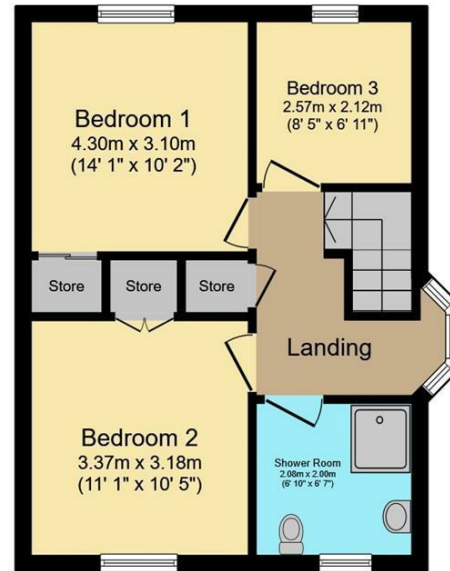
Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



7 Meadow Vale, Barry, CF63 1ER



Ground Floor
Floor area 56.0 m² (603 sq.ft.)



First Floor
Floor area 36.7 m² (395 sq.ft.)

TOTAL: 92.7 m² (998 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

