

Property Name:
49 Ffordd Wallace
Barry
CF63 4RX

Price:
£195,000

Qualifier:
Asking price



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

The Bullet Points

- Stunning sea views
- Spacious open-plan living
- Floor-to-ceiling windows
- White marble effect worktop
- Luxurious marble effect bathroom
- Top-floor flat
- Modern media wall with fireplace
- Elegant grey kitchen with gold handles
- Primary bedroom with built-in wardrobe
- Contemporary coastal living



The Main Text

Welcome to Ffordd Wallace, Barry, CF63 4RX, a stunning newly built top-floor flat offering luxury living with breathtaking sea views; as you enter the property, you are greeted by a spacious hallway with two convenient storage cupboards, perfect for keeping your home organized and clutter-free.

The heart of this home is the expansive open-plan living room and dining area, where modern elegance meets comfort. A built-in media wall with a fireplace is a focal point, creating a cosy yet sophisticated atmosphere. The floor-to-ceiling windows flood the space with natural light and offer uninterrupted views of the serene sea, providing a picturesque backdrop for relaxation and entertaining.

Adjoining the living room is a beautifully designed kitchen that exudes contemporary style. The kitchen features gorgeous grey cabinetry accented with gold handles, complemented by a sleek white marble effect worktop. This space is aesthetically pleasing and highly functional, making it a joy for any home chef.

The first bedroom continues the theme of luxury and space, boasting its floor-to-ceiling window with spectacular sea views and a built-in wardrobe, offering ample storage while maintaining a clean and uncluttered look. The second bedroom is equally spacious and bright, with another floor-to-ceiling window that ensures a light and airy feel.

The family bath/shower room is a haven of relaxation and style. It is beautifully designed with marble-effect tiles covering the floor and walls, creating a luxurious spa-like ambience. Every detail in this home has been carefully considered to provide the ultimate ideal living.

Adding to the convenience, this property offers off-street parking, ensuring secure and easy access for residents.

Additional Information

Type of home: Top Floor Flat

Tenure: Leasehold

EPC: B

Council tax band: D

Borough: Vale of Glamorgan

Lease term 999

Lease left 998

The service charge is £1180 PA

Local Area

Nestled in the heart of Barry, Ffordd Wallace offers residents a vibrant and picturesque coastal lifestyle. The area is renowned for its stunning seafront and beautiful beaches, perfect for strolls, sunbathing, and water sports. The local community is rich with amenities, including various charming cafes, restaurants, and boutique shops catering to diverse tastes and preferences. Residents can enjoy the scenic beauty of nearby parks and green spaces, ideal for outdoor activities and relaxation. Barry's welcoming atmosphere and coastal charm make it a desirable location for those seeking tranquillity and convenience.

Schools

The area around Ffordd Wallace in Barry boasts a range of well-regarded educational institutions catering to various age groups and educational needs. Families can find primary and secondary schools with solid reputations for academic excellence and comprehensive extracurricular programs. The nearby schools are known for their dedicated and experienced teaching staff, providing students with a nurturing and supportive environment. These institutions emphasize a balanced education, fostering academic achievement and personal growth, ensuring children receive a well-rounded and enriching learning experience.

Local Transport

Ffordd Wallace in Barry benefits from excellent local transport links, ensuring convenient connectivity for residents. The area is well-served by frequent bus services that provide easy access to Barry town centre and surrounding areas. For those commuting to nearby cities, the train services offer a reliable and efficient option, connecting Barry to critical destinations with regular schedules. The well-maintained road network also facilitates smooth driving, making it convenient for car owners to navigate locally and further afield locations. These robust transport options make Ffordd Wallace an ideal location for those seeking suburban tranquillity and easy access to urban amenities.



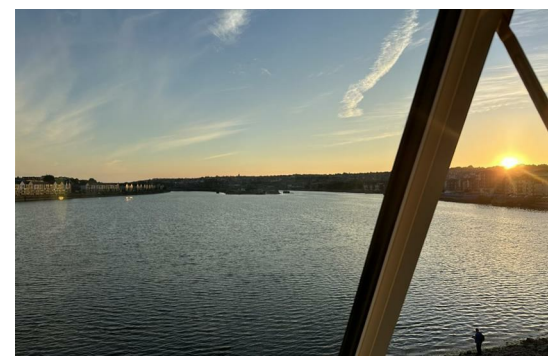
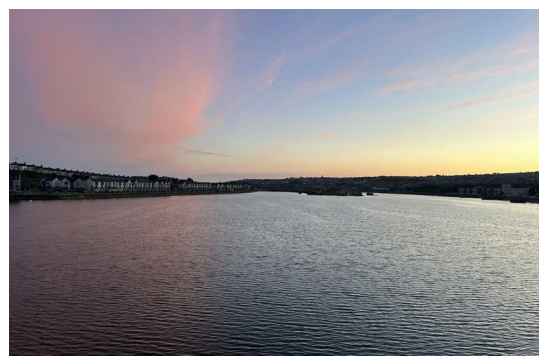
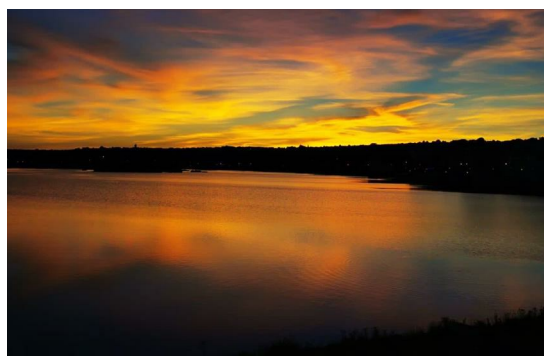
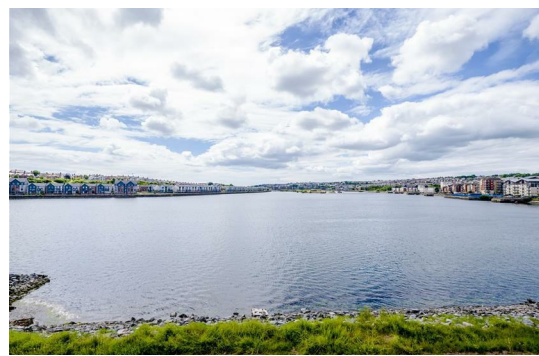
The Photographs

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.

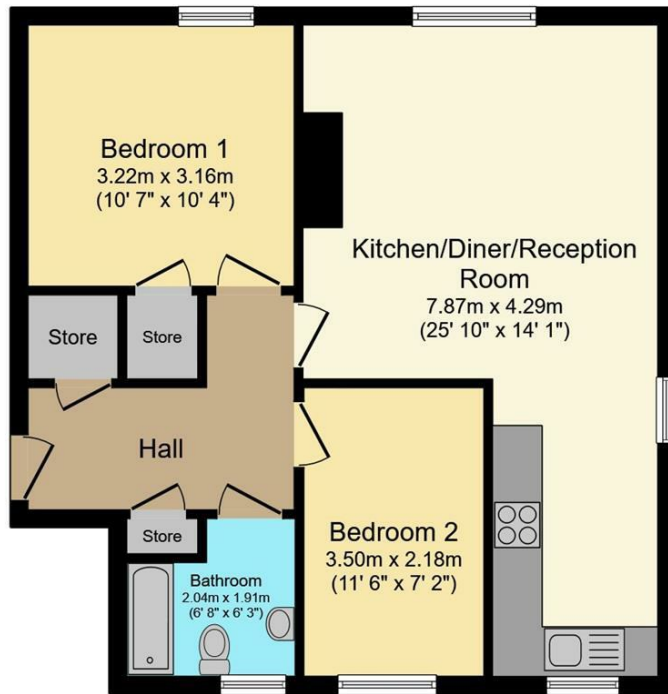


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Floor Plan

Floor area 57.5 m² (619 sq.ft.)

TOTAL: 57.5 m² (619 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

