

# The Overview

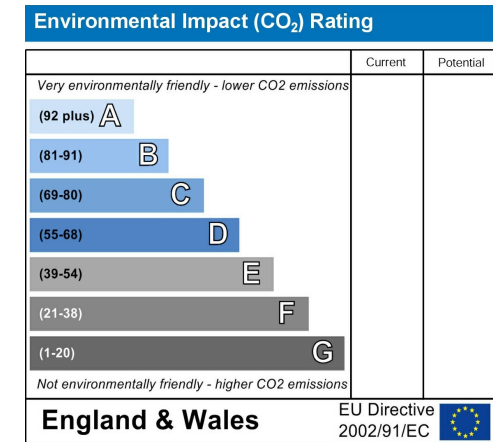
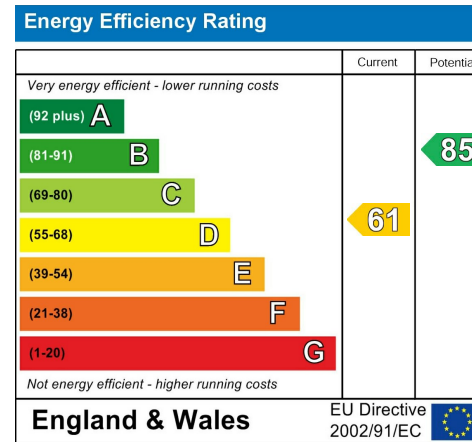
**Property Name:**  
**39 Fairford Street**  
**Barry**  
**CF63 1BY**

**Price:**  
**£160,000**

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



# The EPC



## The Bullet Points

- Three Bedrooms
- Open-Plan Living/Dining
- Utility Room
- Attic Office Space
- Patio Seating Area
- End-of-Terrace
- Modern Kitchen
- Ground Floor Bathroom
- Low-Maintenance Garden
- Rear Access



39 Fairford Street, Barry, CF63 1BY

# The Main Text

Welcome to Fairford Street, Barry, CF63 1BY, a charming three-bedroom end-of-terrace house offering a perfect blend of modern living and classic charm. As you enter the property, you are greeted by a welcoming hallway that leads you into a spacious open-plan living room and dining area. This expansive space is ideal for entertaining and everyday family life, offering a warm and inviting atmosphere.

Towards the rear of the property, you will find a modern kitchen with sleek white cupboards and stylish black worktops. This well-appointed kitchen is aesthetically pleasing and highly functional, providing ample storage and workspace for all your culinary needs. Adjacent to the kitchen is a convenient utility room, offering additional storage and direct access to the garden. The ground floor also houses a contemporary bathroom, tastefully designed and easily accessible.

On the first floor, you will discover three generously sized bedrooms, each providing a comfortable retreat with plenty of natural light. The master and additional bedrooms are perfect for family living or guest accommodation, offering ample space for relaxation and storage. Ascend to the second floor, and you will find a superb attic space currently utilised as an office space. This versatile area can easily be adapted to suit your needs.

The property's exterior features a low-maintenance garden, ideal for those seeking a manageable outdoor space. The garden includes a patio area perfect for seating, al fresco dining, and convenient back access. This delightful garden space offers a peaceful retreat to enjoy the outdoors in privacy.

**Additional Information**  
Type of home- End Of Terrace House  
Tenure- Leasehold  
EPC Rating- D  
Council tax band- B  
Borough- Vale of Glamorgan

Lease term - 999  
Reminder years left on lease - 860  
Ground rent - £4 PA

**Local Area**  
The local area of Barry is renowned for its vibrant community spirit and rich history, offering an array of amenities to cater to every lifestyle. Residents can enjoy picturesque walks along the stunning coastline, explore the beautiful parks, and indulge in various leisure activities. The town boasts a variety of shops, cafes, and restaurants, providing a diverse range of dining and shopping experiences. With a thriving local market and numerous community events, Barry fosters a welcoming and dynamic environment that appeals to individuals and families alike. This charming town perfectly balances the tranquility of coastal living with the convenience of modern amenities.

**Schools**  
The area is served by well-regarded schools, providing quality education for children of all ages. These institutions are known for their strong academic performance, supportive learning environments, and dedicated staff. With a range of options available, parents can choose the educational setting that best fits their child's needs, whether primary or secondary school. Additionally, many schools in the area offer various extracurricular activities, promoting a balanced education approach that includes academic and personal development. The local commitment to education ensures families can access excellent resources and opportunities for their children's growth and success.

**Local Transport**  
Barry boasts excellent local transport options, making navigating the town and surrounding areas easy. The town is well-connected by a reliable bus network, offering frequent services to key destinations. For those preferring to travel by train, Barry's railway station provides regular services to major cities and towns, ensuring convenient commutes and travel opportunities. Additionally, the area benefits from well-maintained road networks, facilitating smooth journeys whether you're driving locally or planning longer trips. With these comprehensive transport options, residents of Barry enjoy seamless connectivity, enhancing the appeal of this vibrant community.

**Key Information**  
**Water:**  
The property is supplied by Dwr Cymru Welsh Water.  
The property is connected to the mains water supply.  
There are no additional costs associated with maintaining the water supply

**Heating:**  
What is the nature of the property's heating supply? Combi boiler.  
Heating supply linked to the main gas line. British Gas.

**Electric:**  
The property is supplied with electricity from the national grid through British Gas.

**Sewerage:**  
What is the nature of the property's sewerage supply?  
property is connected to the mains sewerage system  
Does the property use septic tanks or cesspits, and what are the maintenance requirements? NO  
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 Media  
Is a broadband connection available, or will there be additional costs for establishing a connection? Broadband Available - virgin media

**Parking:**  
What is the availability of parking for the property? On street parking  
Are there additional costs associated with parking, such as the need for parking permits? NO

**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? NONE



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# The Photographs

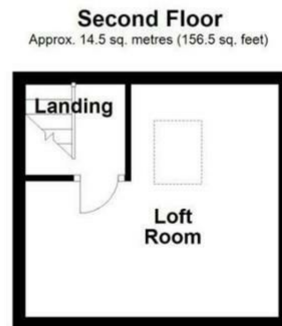
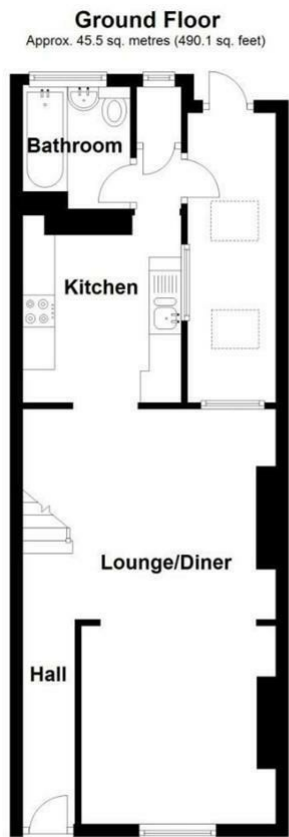
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Total area: approx. 93.6 sq. metres (1007.9 sq. feet)

