

The Overview

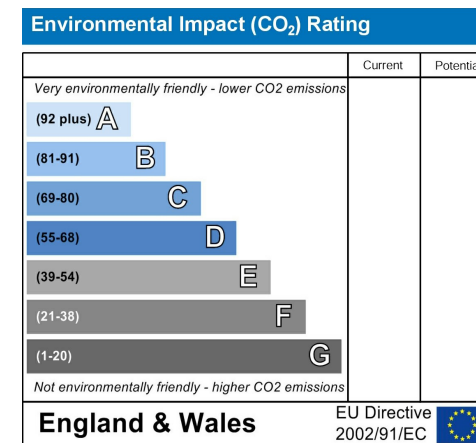
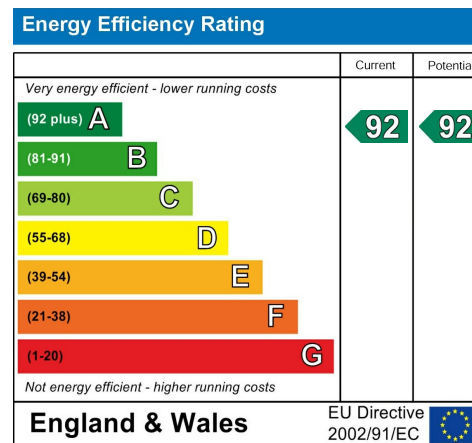
Property Name:
82 Borough Avenue
Barry
CF62 9UW

Price:
£345,000

Qualifier:
Asking price



The EPC



The Bullet Points

- Five Spacious Bedrooms
- Modern Kitchen
- Luxurious Bathroom
- Storage Cupboards
- Desirable Location
- Off-Street Parking
- Two Reception Rooms
- Built-In Wardrobes
- Beautiful Garden
- Patio doors to garden



82 Borough Avenue, Barry, CF62 9UW

The Main Text

Welcome to Borough Avenue, Barry, CF62 9UW, a splendid five-bedroom semi-detached property combining modern elegance and practical living. Upon arrival, you'll appreciate the convenience of off-street parking, a rare feature that adds to the appeal of this beautiful home. The welcoming hallway leads you to two generously proportioned reception rooms as you enter. The first, currently utilised as a dining and sitting room, is perfect for hosting gatherings or enjoying family meals. The second reception room is a cosy living room with access to an understairs cupboard, providing additional storage space.

The rear of the property boasts a contemporary kitchen that will delight any home chef. Featuring blue kitchen cupboards, pristine white worktops, and a tasteful mix of grey tiles on the walls, this kitchen is as functional as it is stylish. The patio doors flood the space with natural light and open to a bright, well-maintained garden, creating an ideal setting for indoor-outdoor living.

Also on the ground floor is a spacious double bedroom with patio doors leading directly to the garden. This bedroom offers the luxury of an en-suite shower room and built-in wardrobes, making it a perfect retreat for guests or family members desiring extra privacy.

Upstairs, you will find four more spacious bedrooms, each designed to offer comfort and ample storage. One of the bedrooms features a built-in wardrobe and an additional storage cupboard, ensuring plenty of space for your belongings. The family bathroom on this floor is a stunning highlight. It is fully tiled from floor to ceiling and has a freestanding bath, creating a serene and luxurious relaxing environment.

Borough Avenue's outdoor space is equally impressive. The garden is beautifully landscaped, featuring a large patio area ideal for seating and entertaining, a spacious grass area, and various trees and flowers that add colour and vibrancy. Additionally, a shed provides practical storage for gardening tools and outdoor equipment.

Additional Information
Type of home- Semi-Detached
Tenure- Freehold
EPC Rating- A
Council tax band- C
Borough- Vale of Glamorgan

Local Area

The local area around Borough Avenue, Barry, CF62 9UW, is a vibrant and welcoming community, offering a variety of amenities and recreational opportunities. Residents can enjoy strolls in nearby parks, explore charming local shops, and dine in various cafes and restaurants that cater to diverse tastes. The area boasts a strong sense of community, with regular events and activities that unite neighbours. Additionally, the scenic coastline and beaches of Barry provide a picturesque backdrop for outdoor activities and relaxation, making it a perfect location for those seeking a balanced lifestyle.

Schools

The area surrounding Borough Avenue, Barry, CF62 9UW, is well-served by various educational institutions catering to different age groups and academic needs. Families will find multiple options from primary to secondary levels, all conveniently from the property. The local schools are known for their commitment to educational excellence and provide students with a supportive and nurturing environment. With diverse extracurricular activities and strong community involvement, these schools offer a holistic approach to education, ensuring that children receive a well-rounded and enriching learning experience.

Local Transport

The area around Borough Avenue, Barry, CF62 9UW, is exceptionally well-connected by a comprehensive local transport network, ensuring easy accessibility to surrounding areas and beyond. Public transport options include frequent bus services, providing reliable routes throughout Barry and to nearby towns. The local train stations also offer regular services to major cities, making commuting and travel convenient for residents. The road infrastructure is well-maintained, with major highways and motorways easily accessible, facilitating smooth journeys by car. Whether for daily commuting or leisurely travel, the local transport options enhance the appeal of this well-located property.

Key Information

Water:

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

Does the water source originate from a private well, and if so, what are the maintenance requirements and water quality standards? The water source does not originate from a private well.

Are there any additional costs associated with maintaining the water supply? There are no additional costs associated with maintaining the water supply.

Heating:

What is the nature of the property's heating supply? The heating supply is sourced by a combi boiler.

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

What are the evaluation requirements and potential costs associated with the heating system? The evaluation requirements of the heating system are to be

undertaken yearly with a boiler service. The potential costs would be dependent on the independent gas safe engineer.

Electric:

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

Does the property operate independently of the national grid and rely on a generator for power? The nature of the property's electric supply is sourced by a smart metre and registered with boost.

What are the evaluation requirements and potential costs associated with the electricity supply? The electric supply is also sourced by solar panels, sending power back to the grid which provides power to the property, this is registered with OVO.

Sewerage:

What is the nature of the property's sewerage supply? The nature of the property's sewerage supply is provided by Welsh Water.

Does the property use septic tanks or cesspits, and what are the maintenance requirements? The property does not use septic tanks or cesspits.

What are the costs associated with different sewerage providers, and are there any registration and record-keeping requirements for septic tanks?

Broadband:

What is the nature of the property's broadband supply? The nature of the property's broadband supply is provided by YouFibre.

Is a broadband connection available, or will there be additional costs for establishing a connection? Additional costs to the owner depending on the provider they use.

Parking:

What is the availability of parking for the property? The property is occupied with a large drive that parks 2 cars comfortably.

Are there additional costs associated with parking, such as the need for parking permits? There is no additional costs required associated with parking, there is also no need for parking permits.

Rights and Restrictions:

Are there any rights or restrictions for the property? There are no rights or restrictions for the property.

Are there any private rights of way associated with the property? There are no private rights of way associated with property.

Are there any public rights of way affecting the property? There are no public rights of way affecting the property.

Is the property listed, and if so, what restrictions apply? The property is not listed.

Are there any other specific restrictions that apply to the property? There are no other specific restrictions that apply to the property.

Risks:

Are there any risks associated with the property? There are no risks associated with the property.

Has the property experienced flooding in the last five years? The property has not experienced flooding in the last 5 years.

Are there flood defences in place for the property? There are no flood defences in place for the property.

What is the source of any potential flooding risk? There is no source of any potential flooding risk.

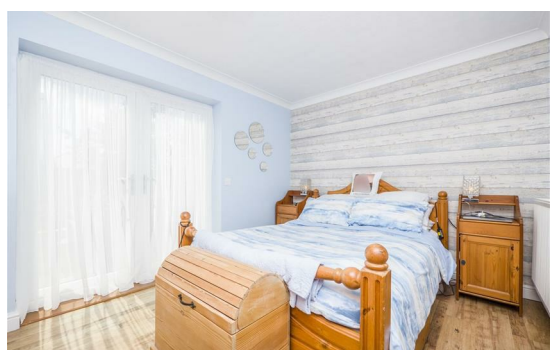


RE/MAX
Estate Agents

82 Borough Avenue, Barry, CF62 9UW

The Photographs

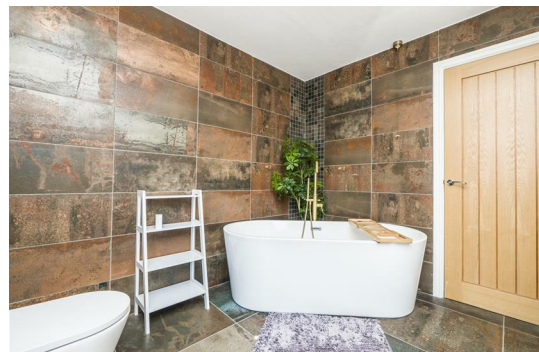
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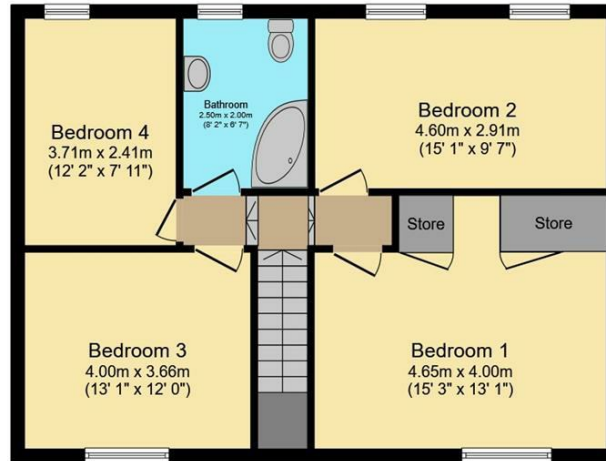


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Ground Floor

Floor area 68.9 m² (741 sq.ft.)



First Floor

Floor area 63.1 m² (679 sq.ft.)

TOTAL: 132.0 m² (1,420 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

