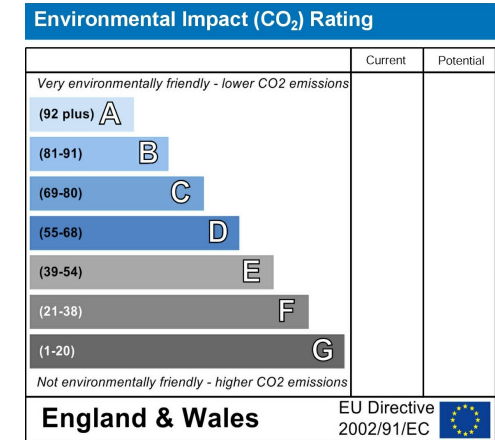
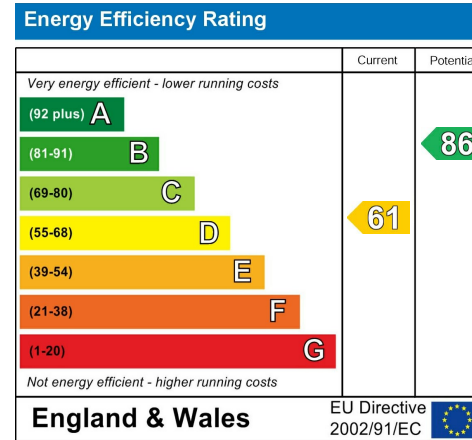


**Property Name:**  
**66 St. Pauls Avenue**  
**Barry**  
**CF62 8HT**

**Price:**  
**£240,000**

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



## The Bullet Points

- Spacious modern kitchen
- Desirable west end location
- Elegant wooden doors to dining room
- Downstairs toilet
- Lovely garden with patio area
- Family bathroom with separate shower and bath
- Bright reception room with bay window
- Utility room
- Generous double bedrooms
- Rear garden access



# The Main Text

Welcome to St. Pauls Avenue, Barry, CF62 8HT—a charming two-bedroom terraced house that effortlessly combines comfort, style, and original character features. Upon entering, you are greeted by an inviting entrance porch leading into the main hallway, setting the tone for the warmth and character of this delightful home.

To your left, the spacious reception room boasts a bay window, allowing natural light to flood the space. This room features elegant wooden doors with glass panels that open into the dining room, providing the flexibility for an open-plan layout if desired. High ceilings, intricate ceiling roses, and classic coving add to the timeless appeal of these living spaces.

At the rear of the property, the well-appointed kitchen offers a blend of functionality and aesthetic appeal, with wooden-style cupboards and a sleek black worktop. There is ample space for a dining table, making it an ideal spot for casual meals. Adjacent to the kitchen, the utility room provides additional storage and convenience, including access to a downstairs toilet. A door leads out to the charming back garden from the utility room.

Moving upstairs, you will find two generously sized double bedrooms, each offering a peaceful haven for rest and relaxation. The spacious family bathroom is a standout feature, with a separate shower and bath.

The sun-soaked garden is a tranquil retreat featuring a patio area perfect for seating surrounded by abundant plants and flowers. This outdoor space receives sunlight throughout the day, making it ideal for gardening enthusiasts and those who love to relax outdoors. It also benefits from rear access, adding to the practicality of this serene space.

## Additional Information

Type of home- Mid Terrace House

Tenure- Freehold

EPC Rating- D

Council tax band- C

Borough- Vale of Glamorgan

## Local Area

The area around St. Pauls Avenue offers a vibrant community atmosphere with charming features and conveniences. Imagine stepping into a picturesque postcard: friendly neighbours and a sense of local pride. Nearby, you'll find a variety of shops and eateries that cater to a range of tastes, from cosy cafes to delightful boutiques. Parks and green spaces add a touch of nature's tranquillity, perfect for leisurely strolls or relaxing outdoors. This area blends a welcoming, small-town feel with the buzz of local amenities, making it a delightful place to call home.

## Schools

The local area is well-served by various educational facilities catering to different age groups. Families will appreciate the proximity to schools that provide quality education and a supportive learning environment. These schools are known for their commitment to student development and community engagement, offering a range of programs and extracurricular activities to enrich the educational experience. Focusing on academic excellence and personal growth, the schools in the area ensure that students receive a well-rounded education within a nurturing community setting.

## Local Transport

The local transport network around St. Paul Avenue is well-developed and convenient, making commuting and travel straightforward. Residents benefit from reliable bus services that connect the area to nearby towns and critical destinations. For those who prefer train travel, there are accessible stations within a short distance, offering regular services to major cities and beyond. The well-maintained roads and nearby major routes further enhance connectivity, ensuring efficient and easy access to your destinations, whether commuting to work or exploring the region.

## Key Information

## Water:

What is the nature of the property's water supply? Mains water, which is metered.

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? No.

## Heating:

What is the nature of the property's heating supply? Gas central heating

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

What are the evaluation requirements and potential costs associated with the heating system? None, no additional costs.

## Electric:

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

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, no additional costs.

## Sewerage

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

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? No additional costs.

## Broadband:

What is the nature of the property's broadband supply? BT line

Is a broadband connection available, or will there be additional costs for establishing a connection? Existing broadband connection, no additional costs.

## 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? None known.

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

Are there any public rights of way affecting the property? None known.

Is the property listed, and if so, what restrictions apply? No

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

## Risks:

Are there any risks associated with the property? None Known.

Has the property experienced flooding in the last five years? No

Are there flood defences in place for the property? N/A

What is the source of any potential flooding risk? No known flood risk



66 St. Pauls Avenue, Barry, CF62 8HT

# The Photographs

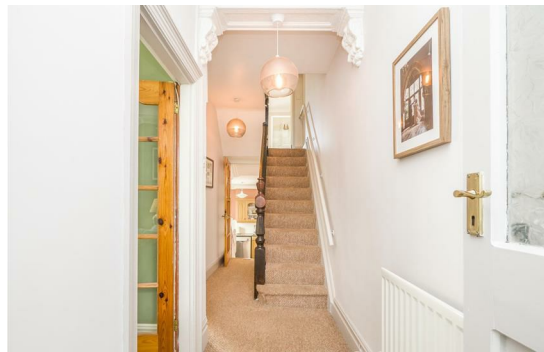
Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



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66 St. Pauls Avenue, Barry, CF62 8HT



TOTAL: 103.0 m<sup>2</sup> (1,108 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](http://www.Propertybox.io)

