

# The Overview

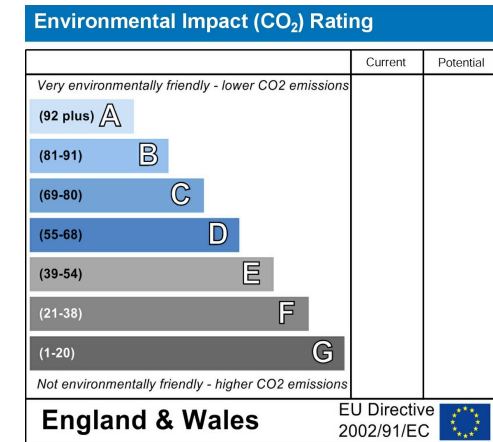
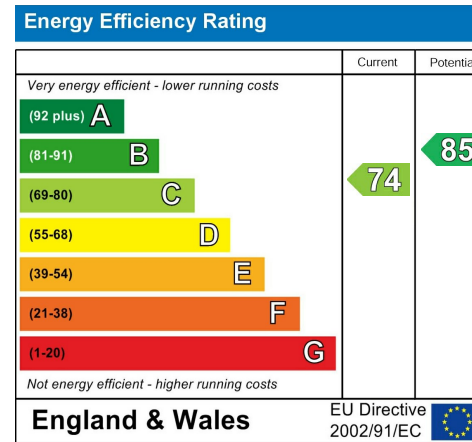
**Property Name:**  
**5 Heol Fioled**  
**Barry**  
**CF63 1HB**

**Price:**  
**£490,000**

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



# The EPC



## The Bullet Points

- Desirable Location
- Bright living room with patio doors
- Separate dining room
- Master bedroom with ensuite
- Double garage and off-street parking
- Four spacious bedrooms
- Modern kitchen with integrated appliances
- Study/office space
- Large suntrap garden
- Utility room with garden access



5 Heol Fioled, Barry, CF63 1HB

# The Main Text

Welcome to Heol Fioled, Barry, CF63 1HB, an impressive four-bedroom detached home in a desirable neighbourhood offering comfort and elegance. Upon entering the property, you are greeted by a welcoming entrance hall that leads into a large, bright living room. The room is bathed in natural light from a large window and patio doors, which open onto the expansive rear garden. The living room features a charming fireplace, providing a cosy focal point for relaxation and entertaining.

Adjacent to the living room, the separate dining room is generously sized, with ample space to accommodate a large table perfect for hosting dinner parties or family meals. This versatile home also includes a study or office room, offering a quiet space for work or study. The modern kitchen, situated at the rear of the property, boasts high-gloss grey cupboards and beautiful wood-effect worktops. It has integrated appliances and enough space for a small dining table, ideal for casual meals. The kitchen connects to a spacious utility room with convenient access to the garden. A downstairs toilet is accessible from the main hallway for added convenience.

Upstairs, the property continues to impress with four generously proportioned bedrooms. The main bedroom stands out with its private hallway, leading to a large ensuite shower room through a lovely archway. This hallway also has a built-in storage cupboard, providing ample storage space. The family bathroom completes the upstairs layout, catering to the needs of a busy household.

The rear garden is a true highlight of this property, a suntrap that offers a bright and inviting space throughout the day. It features a large seating area, perfect for enjoying outdoor dining or relaxation, an expansive lawn, and lovely mature trees, creating a peaceful and private outdoor retreat. With plenty of space to unwind and soak up the sun, the garden is ideal for family gatherings or quiet moments of serenity. Side access adds convenience.

Additionally, the property benefits from a double garage and off-street parking, ensuring plenty of space for multiple vehicles. This stunning home combines modern living with practical features, making it a must-see for anyone seeking a spacious, well-appointed property in Barry.

## Additional Information

Type of home: Detached House

Tenure: Freehold

EPC Rating: C

Council tax band: F

Borough: Vale of Glamorgan

## Local Area

The area surrounding Heol Fioled, Barry, offers a vibrant and welcoming community with various amenities for residents. You'll find a variety of shops, cafes, and local eateries that cater to all tastes, as well as parks and green spaces perfect for outdoor activities and leisurely walks. The nearby coastal paths and beaches provide scenic spots for relaxation and exploration, making it an ideal location for those who appreciate both convenience and natural beauty. The area is known for its peaceful ambience while close to the heart of Barry's thriving social scene.

## Schools

The area surrounding Heol Fioled, Barry, is well-served by various reputable schools offering a range of educational options for families. Several schools are within easy reach from early to secondary levels, providing quality education with excellent facilities. The local schools are known for their strong community involvement, supportive environments, and diverse extracurricular activities, ensuring that children can thrive academically and socially. Families will find plenty of choices to suit their needs, all within a short distance of the property.

## Local Transport

Heol Fioled, Barry is well-connected by various transport options, making it convenient for commuters and those looking to explore the surrounding areas. The property benefits from easy access to major road networks, including the M4, ensuring smooth travel to nearby towns and cities. Additionally, regular public transport services, including bus routes, provide reliable connections to the town centre and other vital destinations, are available. Whether travelling for work or leisure, the area offers convenient transport links to make daily commuting or weekend trips hassle-free.

## Material Information Property Report

You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

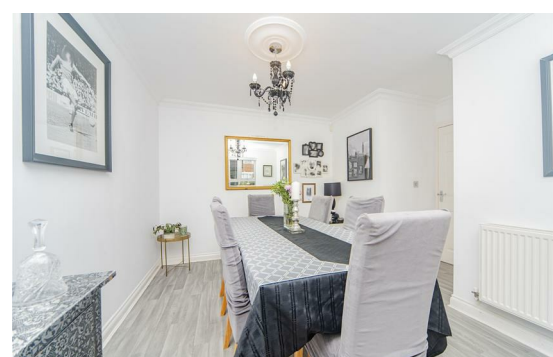
NTSELAT Approved



5 Heol Fioled, Barry, CF63 1HB

# 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.



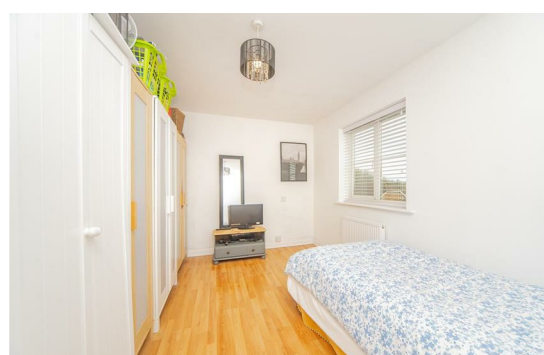
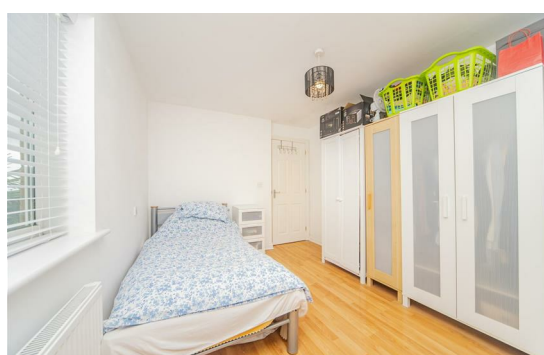
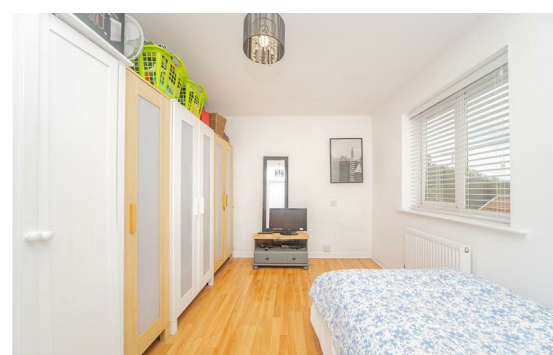
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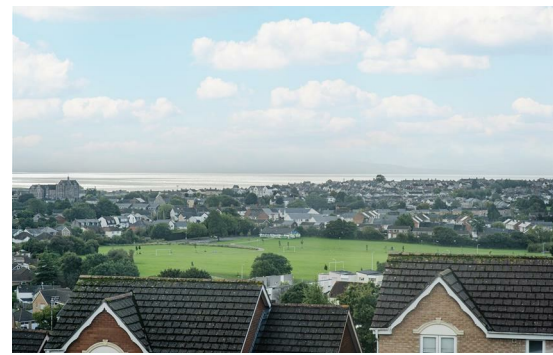
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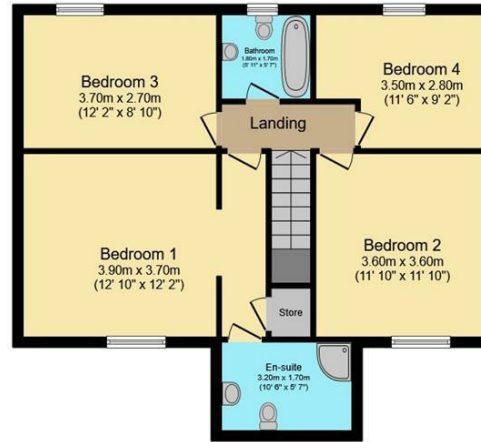
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## Ground Floor

Floor area 99.7 m<sup>2</sup> (1,073 sq.ft.)



## First Floor

Floor area 66.1 m<sup>2</sup> (711 sq.ft.)

TOTAL: 165.8 m<sup>2</sup> (1,784 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)

