

# The Overview

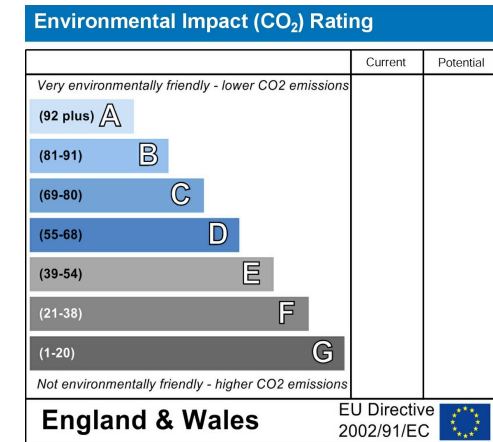
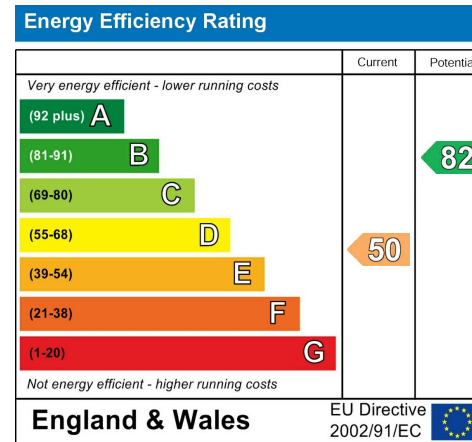
**Property Name:**  
**5 Cwrt Dyfed**  
**Barry**  
**CF63 1DZ**

**Price:**  
**£390,000**

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



# The EPC



## The Bullet Points

- Detached family home
- Modern kitchen/diner
- Bright conservatory
- Utility room and office/study
- Low-maintenance two-tier garden
- Four spacious bedrooms
- Two spacious reception rooms
- Ensuite in main bedroom
- Garage with internal access
- Off-street parking



# The Main Text

Nestled in a sought-after location, Cwrt Dyfed, Barry, CF63 1DZ is a beautifully presented four-bedroom detached property, offering the perfect blend of comfort, style, and practicality. With a garage and off-street parking, this home is ideal for families seeking space and convenience.

Upon entering the property, you are welcomed by a bright and inviting entrance hall. To the right is a convenient downstairs toilet, perfect for guests. On the left, you step into the first reception room, a spacious living area featuring a charming square bay window and a stunning fireplace as its centrepiece. This room seamlessly opens into the second reception room, currently used as a dining room. The dining area is flooded with natural light, thanks to the patio doors that lead directly into the conservatory.

The generously sized conservatory offers versatility as a second sitting area, ideal for relaxing in the summer months. With patio doors opening directly into the garden, it's a beautiful space to enjoy indoor-outdoor living.

The second reception room flows into the large, stylish, and functional kitchen/diner. The kitchen boasts modern grey cupboards, a pristine white tiled splashback, and ample counter space. There's also room for a small dining table, making it a perfect family hub. Patio doors offer additional access to the rear garden, and there's handy under-stair storage accessible from the kitchen.

The utility room, equipped with space for a washing machine, a sink, and extra storage, further enhances the home's practicality. The utility room also leads to the office/study, an ideal space for working from home. Additionally, from the office, there's direct access to the garage, providing convenience and extra storage options.

Upstairs, the property features four generously sized bedrooms. The main bedroom benefits from built-in wardrobes and a modern ensuite shower, stylishly finished with light grey tiles. The family bathroom offers a bath and shower, with storage tucked beneath the sink. A storage cupboard on the landing ensures plenty of space for household essentials.

Outside, the spacious garden is designed for low-maintenance living. It has two tiers featuring a decking area, a patio, and artificial grass. There is also side access to the garden, perfect for outdoor entertaining or relaxing.

This impressive home offers space, style, and versatility, making it an excellent choice for a growing family.

## Additional Information

Type of home: Detached House

Tenure: Freehold

EPC Rating: E

Council tax band: E

Borough: Vale of Glamorgan

## Local Area

The area surrounding Cwrt Dyfed offers a welcoming community atmosphere, with various amenities just a short distance away. Barry is known for its coastal charm, offering beautiful parks, scenic walking trails, and a variety of shops, cafes, and restaurants for all tastes. Residents can enjoy the nearby waterfront attractions, including Barry Island and its stunning beaches, perfect for leisurely days out. Plenty of recreational opportunities exist, with sports facilities, leisure centres, and green spaces ideal for outdoor activities. This location combines convenience and relaxation in a vibrant setting.

## Schools

The area around Cwrt Dyfed benefits from various well-regarded schools catering to different age groups. Families can access primary and secondary education options within a short distance of the property, providing quality learning environments for children and teenagers. Many of these schools are known for their strong academic reputations and supportive community atmospheres, making them highly sought after by parents. With a range of extracurricular activities and resources available, the schools in this area offer a well-rounded education experience.

## Local Transport

Cwrt Dyfed is well-served by excellent transport links, making commuting and exploring the surrounding area convenient. The property enjoys easy access to major road networks, connecting residents to nearby towns and cities. Regular bus services operate within the region, providing reliable local and regional travel options. Additionally, Barry benefits from nearby train stations offering direct routes to Cardiff and beyond, making it ideal for those commuting to the city or seeking easy access to a range of destinations. With these transport options, the area is well-connected and accessible.

## Key Information

### Water:

What is the nature of the property's water supply? Welsh Water

Does the water source originate from a private well, and if so, what are the maintenance requirements and water quality standards? N/A

Are there any additional costs associated with maintaining the water supply? N/A

### Heating:

What is the nature of the property's heating supply? Combi Boiler

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

What are the evaluation requirements and potential costs associated with the heating system? N/A

### Electric:

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

Does the property operate independently of the national grid and rely on a generator for power? National Grid

What are the evaluation requirements and potential costs associated with the electricity supply? N/A

### Sewerage:

What is the nature of the property's sewerage supply? Main Sewers

Does the property use septic tanks or cesspits, and what are the maintenance requirements? N/A

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? Currently with Vodafone

Is a broadband connection available, or will there be additional costs for establishing a connection? Yes, connection is available at a cost to the owner from the provider

### Parking:

What is the availability of parking for the property? Driveway accommodating two cars

Are there additional costs associated with parking, such as the need for parking permits? N/A

### 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? Unaware

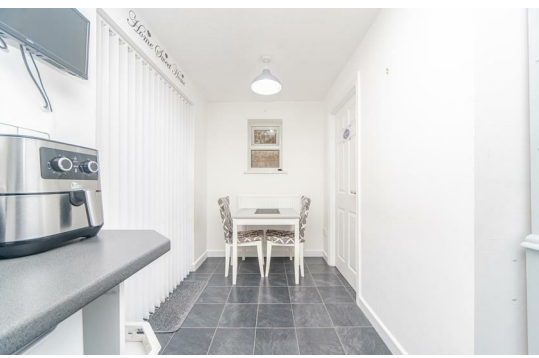


**RE/MAX**  
Estate Agents

5 Cwrt Dyfed, Barry, CF63 1DZ

# The Photographs

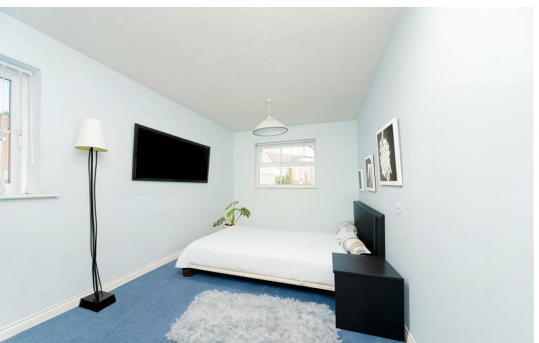
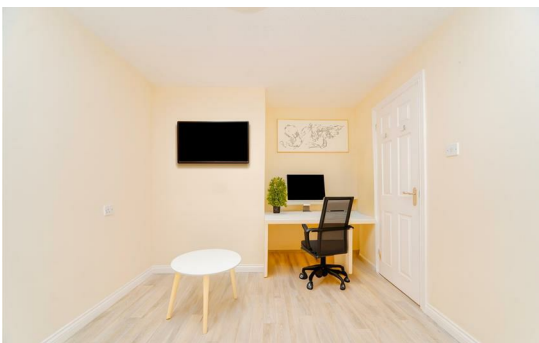
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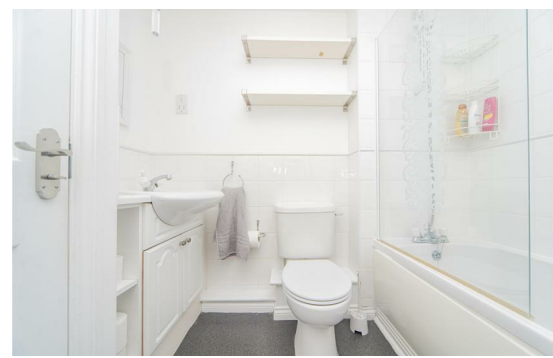
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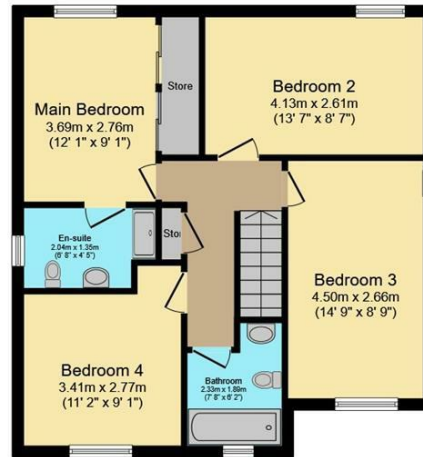
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**Ground Floor**

Floor area 79.2 m<sup>2</sup> (853 sq.ft.)

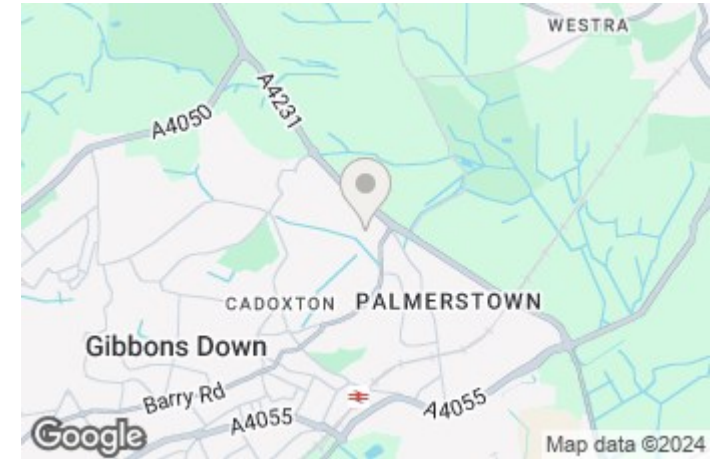


**First Floor**

Floor area 58.8 m<sup>2</sup> (633 sq.ft.)

**TOTAL: 138.0 m<sup>2</sup> (1,486 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



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