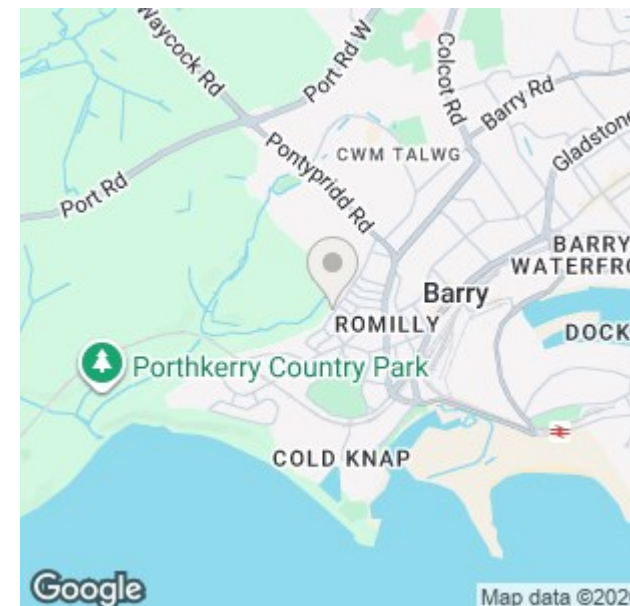


# The Overview

Property Name:  
**Salisbury Road, Barry**

Price:  
**£160,000**

Qualifier:  
**By Auction**



## The Bullet Points

- For Sale by Modern Method of Auction (T&Cs Apply)
- Online Bidding Platform
- Option to Purchase Before Auction
- Open-plan living and dining room
- Excellent investment or refurbishment opportunity
- Buyers Fees Apply
- Subject to Reserve Price
- Two large double bedrooms
- Rear garden with utility lean-to
- Basement



# The Main Text

## For Sale by Auction

Offered for sale by auction, this two-bedroom mid-terrace property presents an excellent opportunity for investors or buyers seeking a well-proportioned home with potential.

The ground floor comprises an entrance hall leading to a spacious open-plan living and dining room, followed by a kitchen to the rear. A side lean-to, previously used as a utility area, provides access to the rear garden. We are advised that there is a basement beneath the stairs, which will not be accessible during viewings.

On the first floor are two generously sized double bedrooms and a bathroom fitted with both a bath and a shower.

Viewings are strictly limited to block viewing days and must be booked in advance. Interested parties should request details online to secure a timed viewing slot.

## Auction Information

This property is for sale by the Modern Method of Auction – Committed Buyer Route.

The sale is conducted under traditional auction terms but via a modern online bidding platform, providing flexibility and transparency throughout the process.

Upon acceptance of an offer, the buyer will be required to: Sign a Reservation Agreement of the final agreed sale price of £4,500, including VAT.

This secures the property exclusively for the buyer during the 56-day completion period from the date the draft contract is issued to the buyer’s solicitor. This extended timeframe allows buyers to arrange mortgage finance (subject to lender criteria, affordability, and survey).

Please note:

The Reservation Fee forms part of the chargeable consideration for stamp duty calculations.

The property is subject to an undisclosed Reserve Price.

Both the Starting Bid and Reserve Price may be subject to change.

## Additional Information

Type of home- Mid Terrace House

EPC Rating- C

Council tax band- C

Tenure: Freehold

Borough- Vale of Glamorgan

## Local Area Barry

Salisbury Road is situated in a well-established residential area of Barry, within close proximity to the town centre and a wide range of shops, cafés, and local services.

## Transport Links

Barry benefits from strong transport connections, including Barry train station providing regular services to Cardiff and surrounding areas. Road links are easily accessible via the A4055 and A4232, connecting to Cardiff, the M4 corridor, and beyond.

## Education

The area is well served by a range of primary and secondary schools, making it popular with families and long-term tenants alike.

# The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



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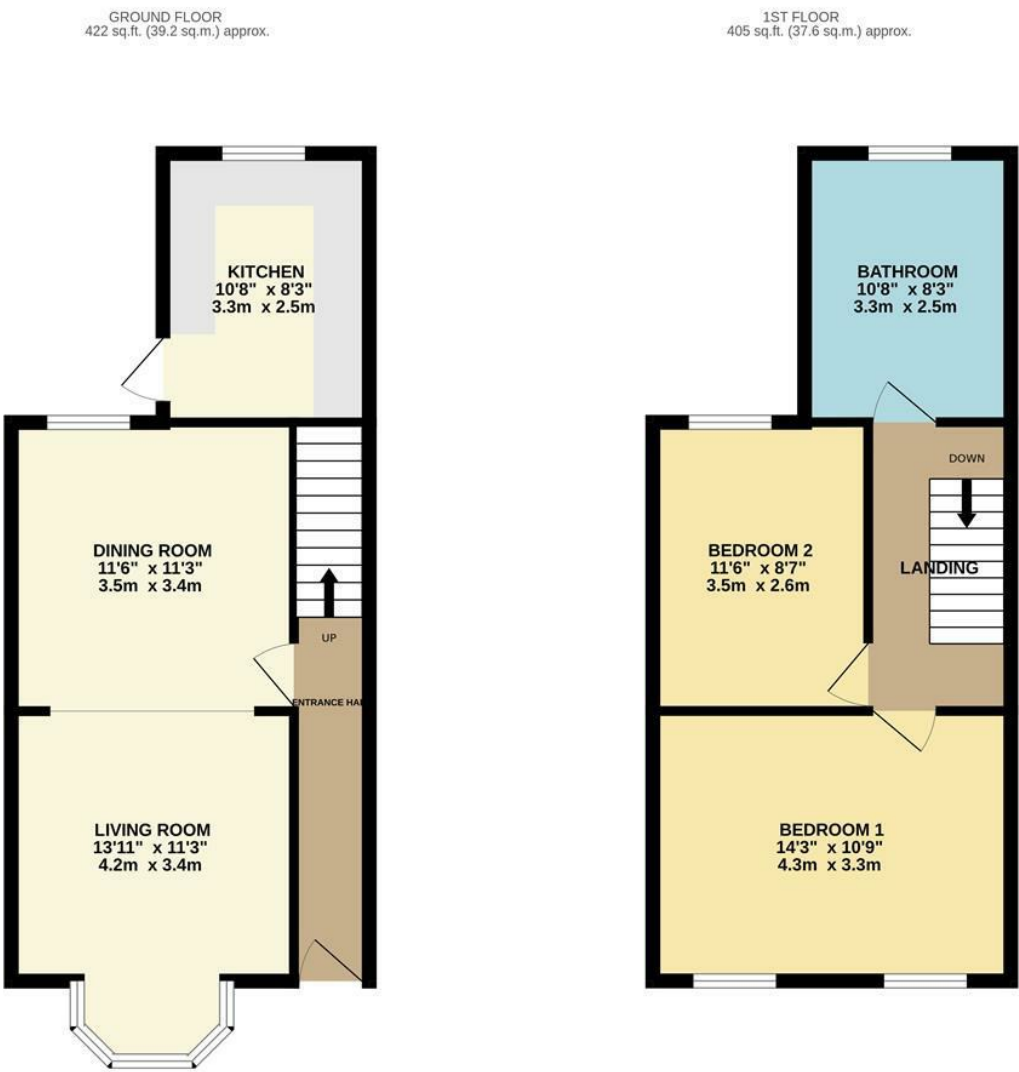
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# The Floorplan



TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 