



KEY
EXECUTIVE
SALES

Asking Price £295,000, Rhodfa Sweldon, Barry CF62 5AD



- Stunning Water Front Location and Views
- Three Bedroom, Two of which En-Suite
- Kitchen/diner with integrated appliances
- Potential fourth bedroom or study
- Well-maintained, low-maintenance rear garden
- Excellent location near Barry's beaches and waterfront
- Spacious, versatile accommodation spread across three floors
- Ample Off-road parking with a driveway and corner plot

On the first floor, you'll find the bright and airy living room, which boasts large windows that frame stunning views of Barry's waterfront, filling the space with natural light. The adjoining kitchen/diner is equally spacious and functional, providing ample room for cooking and dining, and is fitted with modern units, a built-in oven and hob, and plenty of space for additional appliances. The room is also enhanced by two double-glazed windows offering views to the rear of the property, making it a delightful area for family meals or socializing.

Moving to the second floor, there are two well-proportioned double bedrooms, both of which have their own en-suite facilities for added privacy and convenience. The master bedroom enjoys the benefit of the sea views, offering a serene environment to unwind. It also includes built-in wardrobes for added storage. The second bedroom, also spacious, has a built-in wardrobe and an en-suite shower room. Both bathrooms are finished to a high standard, with contemporary fixtures, tiled

splashbacks, and modern vanity units.

Externally, the property boasts a private driveway at the front, offering off-road parking and additional storage space. The rear garden is an enclosed, landscaped haven, designed for low-maintenance enjoyment. The garden features neat flower beds, decorative stone chippings, and a spacious patio area, ideal for alfresco dining, entertaining, or simply enjoying the outdoors. The property is further enhanced by its PVC double glazing and efficient gas central heating system, providing comfort and energy savings throughout the year.

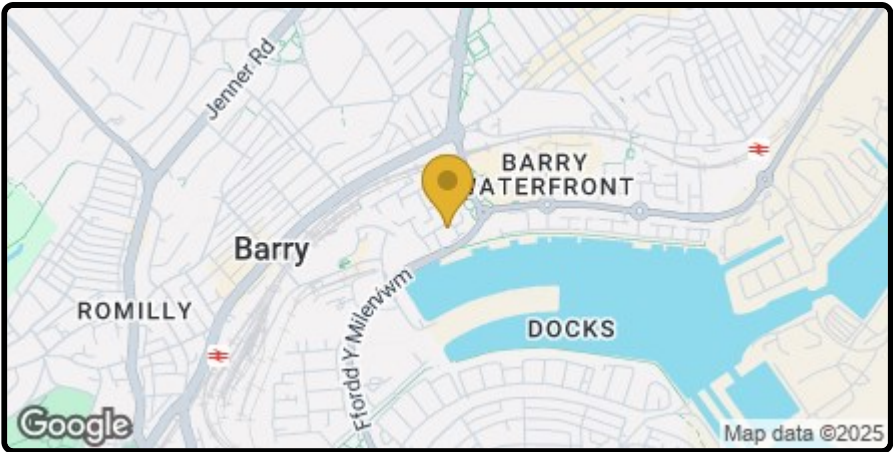
This home offers not only beautiful living spaces but also a location that blends coastal living with the convenience of urban amenities, making it an ideal choice for families seeking a home that offers both tranquility and practicality. With its thoughtful layout, stylish interiors, and stunning views, this property is an absolute must-see. Viewing is highly recommended to fully appreciate the scope and appeal of this wonderful home.



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This exceptional modern family home is a perfect blend of comfort, style, and convenience, spread across three generously-sized floors. The property is located in a highly sought-after waterfront development, offering breathtaking sea views that can be enjoyed all year round. The home's proximity to the stunning beaches of Barry and its ideal location for seaside walks make it an excellent choice for those who love to embrace outdoor living. Not only does it offer a peaceful retreat by the sea, but it also benefits from being close to a wealth of vibrant, family-friendly amenities. These include the newly developed Goodsheds urban social quarter, home to an eclectic mix of independent shops, restaurants, and bars, perfect for both leisure and dining. The property is well-served by excellent transport links, including nearby train stations, bus routes, schools, and supermarkets, ensuring everything you need is within easy reach.

As you enter the property, you are greeted by a welcoming storm porch that leads into a spacious hallway, which offers ample storage options. The ground floor features a useful shower room and a versatile third bedroom, ideal for guests or as a home office. There is also a study that could easily be transformed into a fourth bedroom with a few simple alterations, making it perfect for growing families. The utility room offers practicality with space for laundry appliances, while the conservatory, with its exposed brick walls and double-glazed windows, opens up to the private rear garden, creating a peaceful space for relaxation or entertaining.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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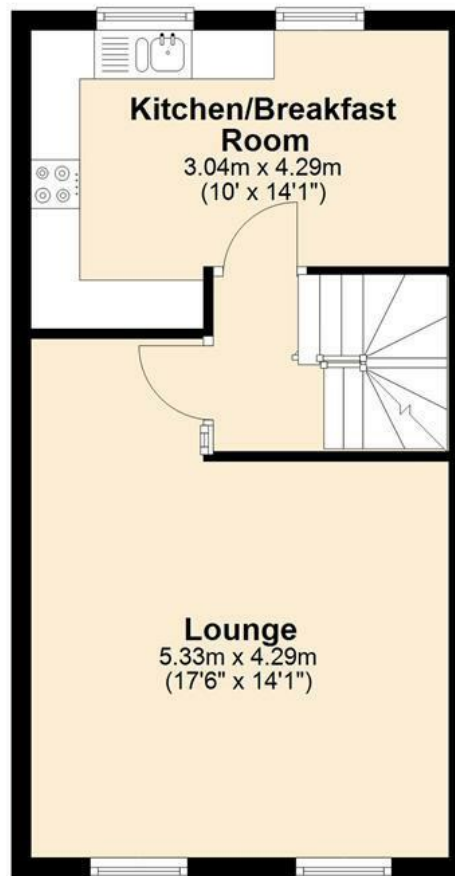
Ground Floor

Approx. 47.0 sq. metres (506.2 sq. feet)



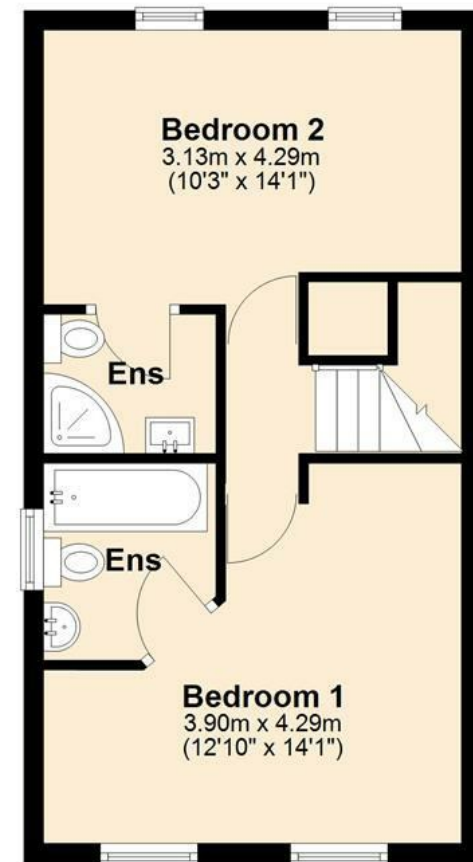
First Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



Second Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



Total area: approx. 119.1 sq. metres (1282.1 sq. feet)