

# The Overview

Property Name:  
**Rhodfa Cambo, Barry**

Price:  
**£365,000**

Qualifier:  
**Asking Price**



## The Bullet Points

- Modern detached family home
- Main bedroom with dressing area and en-suite
- Open-plan kitchen/dining room
- Contemporary family bathroom
- Driveway and integrated garage
- Popular new-build development
- Spacious living room with feature window
- Separate utility room & ground floor W.C.
- Enclosed rear garden with lawn and patio area
- Sought-after Barry Island location



# The Main Text

REMAX Estate Agents are delighted to present this beautifully presented three-bedroom detached family home, situated on the highly sought-after modern development at Barry Island. This property, designed with a strikingly modern aesthetic, offers a perfect balance of style, practicality, and comfort, making it an ideal choice for families or those looking for a move-in-ready home close to the coast.

The ground floor welcomes you with a bright entrance hall that leads to a spacious living room featuring a large window, creating a warm and inviting space to relax. To the rear, the modern open-plan kitchen/diner boasts sleek white gloss units, integrated appliances, and patio doors opening onto the garden, ideal for family dining and entertaining. A separate utility room and convenient ground-floor W.C. complete the downstairs layout. The property also features energy-efficient windows and appliances, ensuring a comfortable living environment while reducing energy costs.

Upstairs, the property features three well-proportioned bedrooms. The master suite benefits from its own dressing area and stylish en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

Externally, the property enjoys a generous rear garden, mainly laid to lawn with a patio seating area, perfect for children to play and summer entertaining. To the front, there is a driveway providing ample off-road parking holding up to three cars, along with an integrated garage for additional storage or parking.

## Additional Information

Type of home - Detached house

Tenure - Freehold

EPC Rating - B

Council tax band - E

Borough - Vale of Glamorgan

The attic has been boarded for extra storage.

## Local Area

Situated on the ever-popular Rhodfa Cambo development at Barry Island, this property offers coastal living combined with modern convenience. Just a short walk away lies the famous Barry Island Beachfront, perfect for seaside walks, family days out, and local attractions. Barry town centre provides a wide range of shops, cafés, and restaurants. At the same time, excellent transport links via Barry Island train station and road access make commuting to Cardiff and beyond simple.

## Transport Links

Barry Island and Barry Docks train stations are conveniently located, offering direct links to Cardiff Central. The area is also well served by local bus routes and major road networks, making it an ideal location for both local and city commuters.

## Schools

A selection of well-regarded primary and secondary schools is nearby, catering to families of all ages. The property is also conveniently located near further education facilities and nurseries, making it an ideal choice for those seeking to settle in a family-friendly community.

## Material Information Property Report

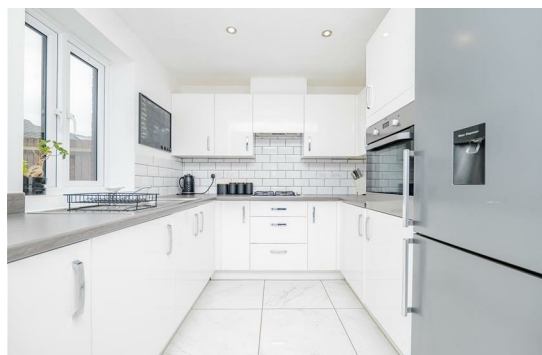
You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

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

NTSELAT Approved

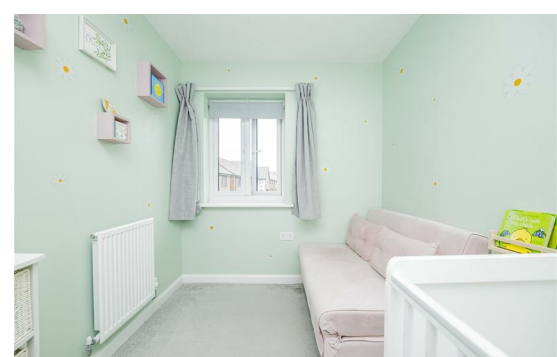
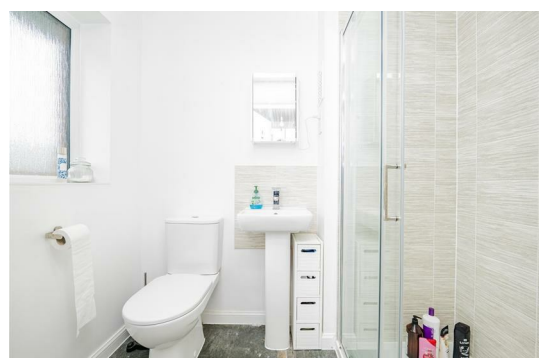
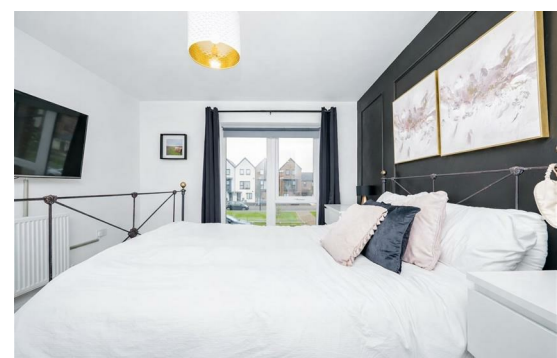
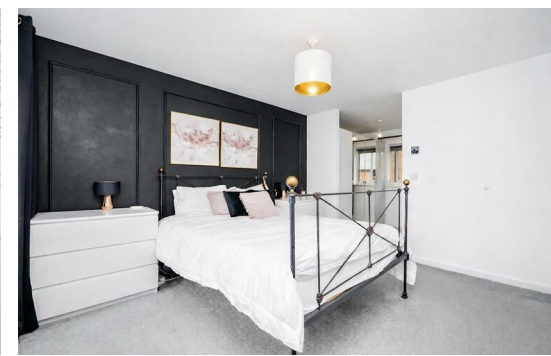
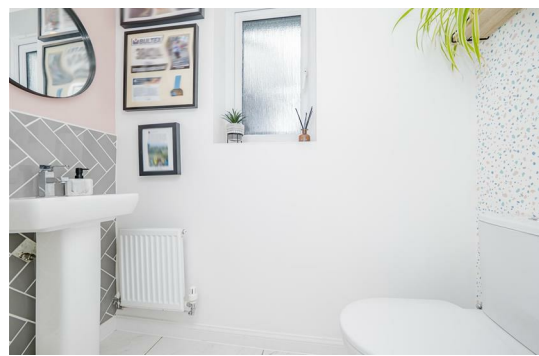
# The Photographs

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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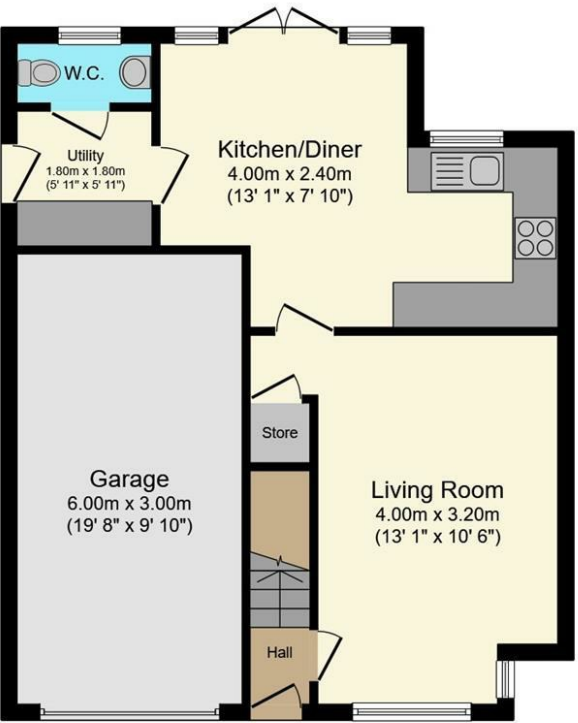
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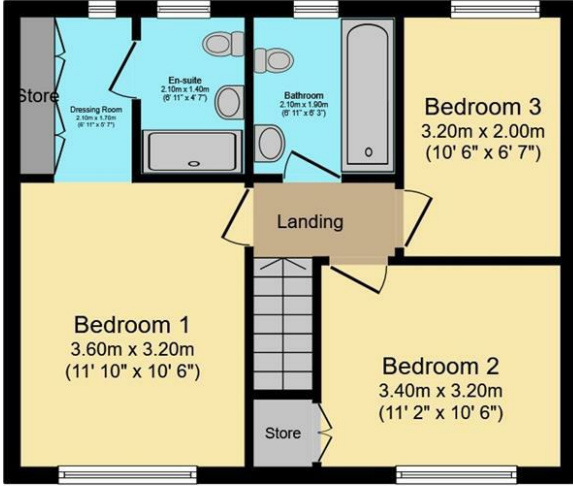
# The Floorplan

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Ground Floor**  
Floor area 60.0 sq.m. (646 sq.ft.)



**First Floor**  
Floor area 43.2 sq.m. (465 sq.ft.)

Total floor area: 103.2 sq.m. (1,111 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