

# The Overview

Property Name:  
***Ffordd Penrhyn, Barry***

Price:  
***£150,000***

Qualifier:  
***Asking Price***



## The Bullet Points

- Desirable Barry location
- Top-floor apartment
- Ensuite shower room
- Breakfast bar
- Hallway and living room storage cupboards
- Walking distance to Barry Island and Goodsheds
- Two spacious bedrooms
- Modern open-plan kitchen/living area
- Light and neutral décor throughout
- Allocated parking space



# The Main Text

Situated in a highly desirable and sought-after location, Ffordd Penrhyn, Barry, CF62 5DH, this beautifully presented top-floor two-bedroom apartment offers modern living within walking distance to both Barry Island and the Goodsheds, where you can enjoy an array of local shops, restaurants, and leisure facilities.

Upon entering the property, you are greeted by a welcoming entrance hall that leads to a bright and spacious open-plan kitchen and living area. The kitchen is well-appointed with contemporary fittings and includes a breakfast bar, perfect for casual dining. The living area benefits from a built-in storage cupboard, offering practical storage for everyday use.

The apartment features two well-proportioned bedrooms, with the primary bedroom benefiting from a modern ensuite shower room finished with light-coloured tiles and flooring, creating a fresh and airy feel. The family bathroom complements the ensuite, offering a white suite with light tiles and flooring, maintaining the property's clean and neutral aesthetic throughout.

Additional features include a storage cupboard within the hallway and one allocated parking space, adding convenience to this stylish apartment.

## Additional Information

Type of home- Top Floor Apartment

Tenure- Leasehold

EPC Rating- B

Council tax band -

Local Authority- Vale of Glamorgan

Tenure: Leasehold

Lease Start Date: 01/01/2015

Lease End Date: 01/01/3014

Lease Term: 999 years from 1 January 2015

Lease Term Remaining: 989 years

## Local Area

Ffordd Penrhyn is set within one of Barry's most desirable areas, offering a perfect blend of coastal living and modern convenience. Just a short walk away, you can enjoy the vibrant

atmosphere of Barry Island, known for its sandy beaches, seaside cafés, and scenic promenade, as well as the trendy Goodsheds, home to a variety of independent eateries, boutique shops, and social spaces. The property is also within proximity to The Knap, a picturesque seafront area ideal for relaxing walks, and Romilly Park, a beautifully maintained green space perfect for outdoor leisure and community events. This sought-after location provides the ideal setting for those who enjoy a lively yet relaxed coastal lifestyle.

## Schools

The area surrounding Ffordd Penrhyn benefits from a strong selection of local schools that cater to all age groups. Families are well served by a range of highly regarded primary and secondary options, many of which are within easy reach of the property. The schools in the area are known for their welcoming communities, supportive learning environments, and commitment to providing a high standard of education. This makes the location particularly appealing to families seeking both quality schooling and a friendly neighbourhood.

## Local Transport

Ffordd Penrhyn is ideally situated for those seeking excellent transport links in and around Barry. The area is well served by regular bus services providing easy access to the town centre, Barry Island, and neighbouring areas. Train stations are conveniently located nearby, offering direct connections to Cardiff, making it ideal for commuters or those looking to enjoy the city's amenities. The property also benefits from being within a short drive of the M4, providing straightforward routes to Cardiff, Bridgend, and beyond. This combination of road, rail, and bus links makes the location both convenient and well-connected for everyday travel.

## Material Information Property Report

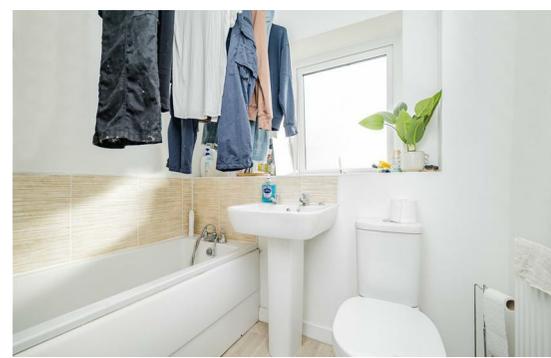
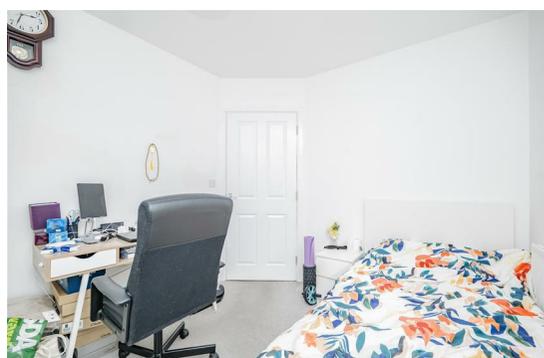
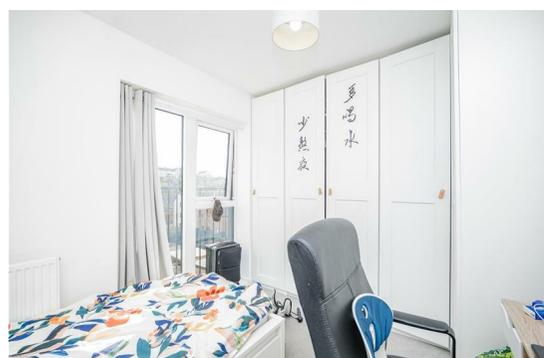
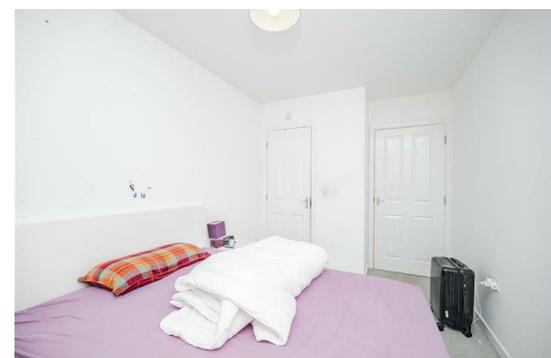
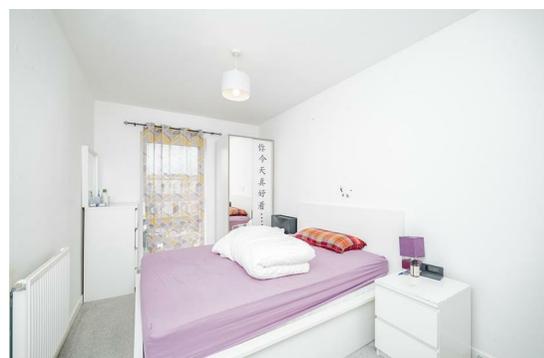
You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

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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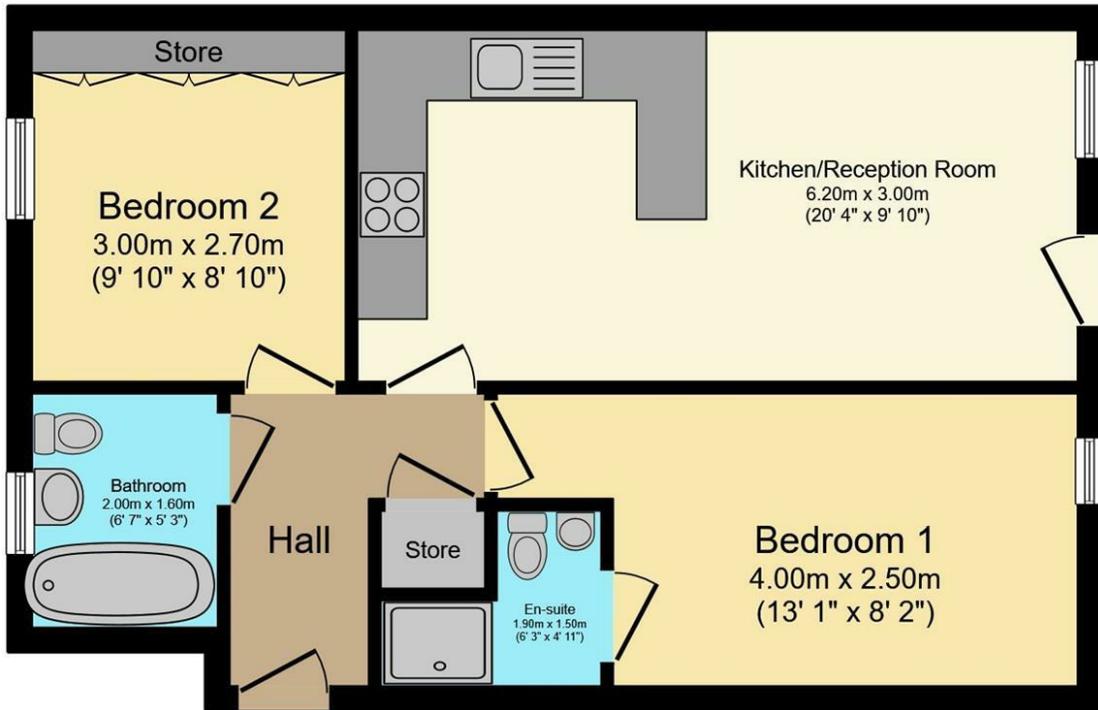
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# The Floorplan



**Floor Plan**  
Floor area 49.5 sq.m. (533 sq.ft.)

Total floor area: 49.5 sq.m. (533 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</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 	