

# The Overview

Property Name:  
**32 Winston Road**  
**Barry**  
**CF62 9SW**

Price:  
**£260,000**

Qualifier:  
**Asking price**

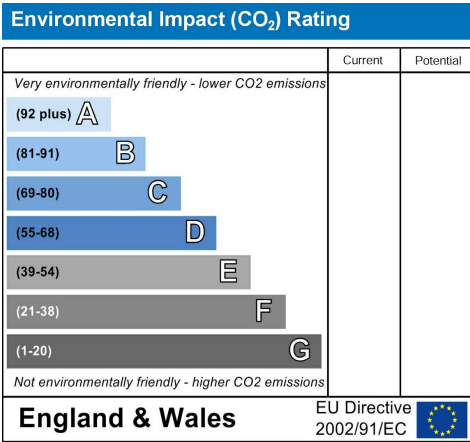
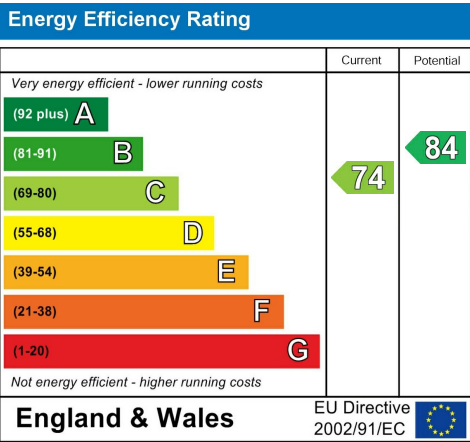
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 **1**

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 **C**

# The EPC



# The Bullet Points

- No Onward Chain
- Two versatile reception rooms for relaxation and entertainment
- Convenient downstairs toilet and sink
- Low-maintenance yet beautifully landscaped garden oasis
- Three double bedrooms offering comfortable accommodation
- Welcoming entrance porch with ample storage
- Dining area with archway leading to the well-appointed kitchen
- Sliding doors from the rear reception room to the sun-soaked garden
- Spacious patio area for outdoor seating and entertainment
- Off-street parking and garage for convenience



32 Winston Road, Barry, CF62 9SW

# The Main Text

No Onward Chain

Welcome to Winston Road, Barry, CF62 9SW, a charming three-bedroom semi-detached house. This property, which is [insert age], has been meticulously maintained, offering practicality and comfort. As you approach, you're greeted by a well-maintained exterior, off-street parking, and a garage, providing convenience for your vehicles.

Upon entering the property, you step into the welcoming entrance porch. It features ample storage space for coats and shoes, keeping the main living areas clutter-free. Moving through to the hall, you'll find the staircase leading to the upper floor and a convenient downstairs toilet and sink, adding to the convenience of everyday living.

The ground floor boasts two reception rooms, each offering versatile spaces for relaxation and entertainment. The front reception room invites natural light, creating a bright, airy atmosphere, perfect for unwinding after a long day. In contrast, the rear reception room, with sliding doors opening to the back garden, seamlessly integrates indoor and outdoor living, ideal for hosting gatherings or simply enjoying a tranquil moment.

Adjacent to the rear reception room lies the dining room, with an archway leading into the kitchen. This kitchen, which was recently renovated, is well-appointed and functional, with access to a utility room for added convenience. A back porch enhances accessibility to the garden.

The outdoor space is a true highlight of this property. It offers a large, inviting garden that doubles as a sun trap, perfect for enjoying al fresco dining or simply basking in the sunshine. Low maintenance yet beautifully landscaped, it features a spacious patio area ideal for outdoor seating and a generous grassy expanse.

Ascending to the upper floor, you'll find a well-appointed shower room conveniently situated at the top of the stairs, comprising a shower, toilet, and sink. The upper level has three double bedrooms, each offering comfortable accommodation. One of the bedrooms features an around-the-bed wardrobe and storage space.

Additional Information  
Type of home- Semi-detached House  
Tenure- Freehold  
EPC Rating- C  
Council tax band- C  
Borough- Vale of Glamorgan

Local Area  
Winston Road enjoys the best of both worlds, combining suburban tranquillity with urban convenience. Situated in Barry, CF62 9SW, residents benefit from many amenities within easy reach, including shops, supermarkets, and eateries catering to everyday needs. Nature enthusiasts will appreciate the proximity to picturesque parks and green spaces, perfect for strolls or family picnics. The area boasts excellent transport links, a friendly community atmosphere and a range of recreational activities, making this location an ideal setting for modern living.

Schools  
Winston Road, Barry, CF62 9SW, benefit from various educational opportunities in the surrounding area. Within proximity are several reputable primary and secondary schools, providing quality education for children of all ages. Whether seeking a nurturing environment for young learners or comprehensive academic programs for older students, families can choose from various schools tailored to their preferences and needs. With dedicated faculty and a focus on academic excellence, these educational institutions foster a supportive learning environment, helping students thrive and reach their full potential.

Local Transport  
Winston Road in Barry, CF62 9SW, enjoy excellent connectivity thanks to the area's comprehensive transport network. Convenient access to major roads and highways ensures smooth commutes to nearby towns and cities, while public transportation options provide additional flexibility for daily travel. Local bus routes serve the area, offering convenient links to key destinations and transport hubs. For those preferring rail travel, the nearby train station provides regular services to various locations, facilitating easy access to urban centres and scenic countryside. Whether commuting for work or exploring the region for leisure, the well-connected transport infrastructure ensures convenient and efficient travel for residents of all ages.

Key Information  
Water:  
What is the nature of the property's water supply? Standard mains water with Welsh Water  
Does the water source originate from a private well, and if so, what are the maintenance requirements and water quality standards? No  
Are there any additional costs associated with maintaining the water supply? No

Heating:  
What is the nature of the property's heating supply? Gas central heating via combi boiler

Is the property linked to the main gas line, or does it rely on an LPG heating system? Mains gas supply  
What are the evaluation requirements and potential costs associated with the heating system? No

Electric:  
What is the nature of the property's electricity supply? Mains electric from national grid  
Does the property operate independently of the national grid and rely on a generator for power? No  
What are the evaluation requirements and potential costs associated with the electricity supply? No

Sewerage:  
What is the nature of the property's sewerage supply? Standard sewerage  
Does the property use septic tanks or cesspits, and what are the maintenance requirements? No  
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? Provided by Virgin Media  
Is a broadband connection available, or will there be additional costs for establishing a connection? There is a connection available at the cost of the owner.

Parking:  
What is the availability of parking for the property? Off-road parking is accessed via a gated driveway.  
Are there additional costs associated with parking, such as the need for parking permits? No

Rights and Restrictions:  
Are there any rights or restrictions for the property? N/A  
Are there any private rights of way associated with the property? N/A  
Are there any public rights of way affecting the property? N/A  
Is the property listed, and if so, what restrictions apply? N/A  
Are there any other specific restrictions that apply to the property? N/A

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? No



**RE/MAX**  
Estate Agents

32 Winston Road, Barry, CF62 9SW

# The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.

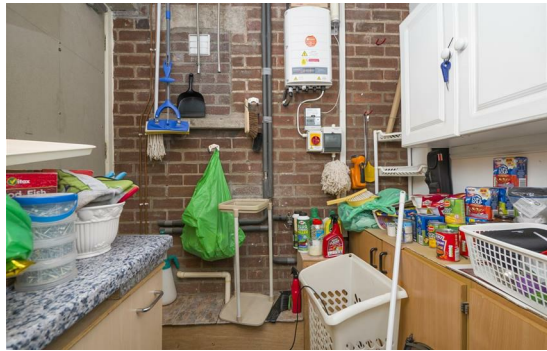


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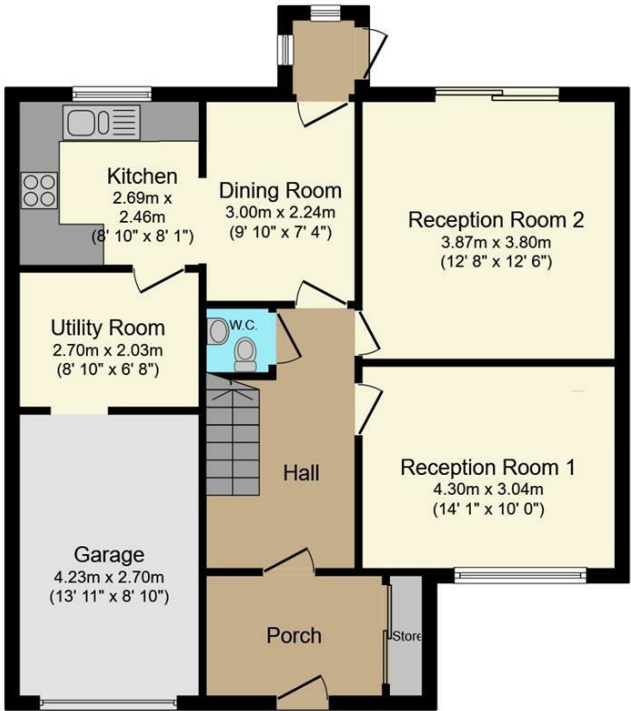


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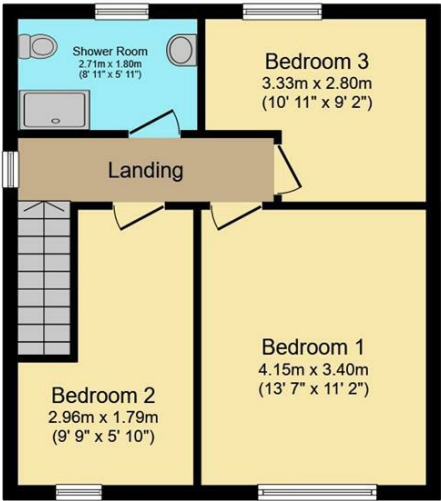


# The Floorplan

# The Map



Ground Floor  
Floor area 75.4 m<sup>2</sup> (811 sq.ft.)



First Floor  
Floor area 54.2 m<sup>2</sup> (584 sq.ft.)

TOTAL: 129.6 m<sup>2</sup> (1,395 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](http://www.Propertybox.io)



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