

The Overview

Property Name:
312 Gladstone Road
Barry
CF63 1NH

Price:
£190,000

Qualifier:
Auction Guide

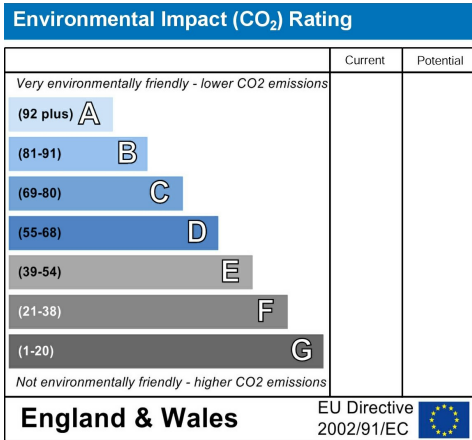
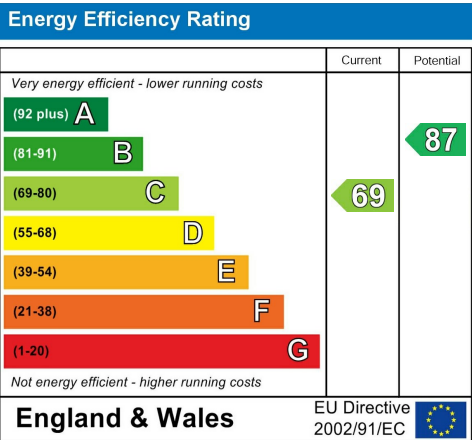
**3**

**1**

**2**

**C**

The EPC



The Bullet Points

- For Sale by Modern Method of Auction
 - Online Bidding Tool
 - Option to buy before the start date
 - Conservatory
 - Three Bedrooms
- Buyers fees apply - T&C Apply
 - Subject to Reserve Price
 - Two Reception Rooms
 - Low maintenance garden
 - Prime Location



312 Gladstone Road, Barry, CF63 1NH

The Main Text

This property is for sale by Modern Method of Auction - Committed Buyer Route

Welcome to Gladstone Road, Barry, CF63 1NH, a spacious three-bedroom terraced house that perfectly combines classic features with modern living. As you enter, you are greeted by a welcoming hallway that sets the tone for the rest of this delightful property.

To the left of the hallway, you will find the first reception room, an inviting space featuring a beautiful bay window that allows natural light to flood. This room also boasts a fireplace. Adjacent to this, the second reception room offers a versatile living space with patio doors leading into the expansive conservatory. This room also features a fireplace.

The large conservatory is a standout feature of the home, providing an additional living area that seamlessly connects the indoors with the outdoors. With patio door access to the garden, this space is perfect for relaxing or entertaining guests. The garden is a low-maintenance sun trap, ideal for those who enjoy outdoor living without extensive upkeep. A large shed provides ample storage space at the back of the garden.

The kitchen can be accessed from the hallway and the conservatory, offering convenience and flexibility. It is well-equipped and designed to cater to all your culinary needs. A handy storage cupboard is also located under the stairs, providing extra space for household essentials.

Upstairs, the property continues to impress with two generous double bedrooms featuring fireplaces that add character and charm. One of the double bedrooms also includes built-in wardrobes, offering plenty of storage. The third bedroom is a comfortable single room, perfect for a child's room or a home office. The family bathroom completes the upper floor, fitted with a bath/shower combination, a sink, and toilet. ensuring all your family's needs are met.

Auction Information

This property is for sale under traditional auction terms with a modern bidding platform. This auction method requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer must sign a reservation agreement and make payment of a non-refundable Reservation Fee of 2.2% of the final agreed sale price, including VAT. This is subject to a minimum payment of £4,200 inc VAT and is paid in addition to the agreed purchase price.

The Reservation Fee will be considered part of the chargeable consideration for the property in the calculation for stamp duty liability. The Reservation Fee is paid in addition to the final negotiated selling price. The property is subject to an undisclosed Reserve Price, with both the Reserve Price and Starting Bid being subject to change.

Additional Information

Tenure: Leasehold

Term: 865 years left on the lease

Ground rent: £3.50 PA

No service charge

Type of home: Terraced House

EPC Rating: C

Council tax band: C

Borough: Vale of Glamorgan

Local Area

Situated in the vibrant heart of Barry, the local area surrounding Gladstone Road, CF63 1NH offers an exceptional blend of convenience and community charm. Barry is renowned for its picturesque waterfront, beautiful parks, and the iconic Barry Island with its stunning beaches and amusement park, making it a perfect spot for family outings. The property is ideally located close to an array of local amenities, including shops, cafes, and restaurants, ensuring all your daily needs are easily met. The community is friendly and welcoming, offering a peaceful suburban lifestyle with the added benefit of being close to the hustle and bustle of city life.

Schools

The area surrounding Gladstone Road, Barry, CF63 1NH, is well-served by various educational institutions, making it an ideal location for families with children of all ages. The local schools are highly regarded, offering a range of educational opportunities from early years to secondary education. These schools are known for their dedicated teaching staff, vital academic programs, and supportive learning environments. In addition to focusing on academic excellence, many local schools provide extensive extracurricular activities, including sports, arts, and music programs, which contribute to a well-rounded education for students. With safe and easy access to these educational facilities, parents can be confident in the quality of education available in this community.

Local Transport

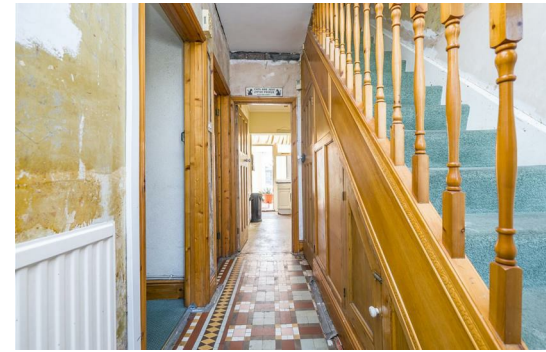
The local transport options around Gladstone Road, Barry, CF63 1NH, ensure residents can easily navigate the town and the surrounding areas. Barry benefits from robust public transport links, including frequent bus services that connect various parts of the town and extend to nearby cities. The Barry railway station, conveniently located within a short distance, provides regular train services to Cardiff and beyond, making commuting straightforward for professionals. The area is well-connected by major road networks, offering easy access to the M4 motorway for those who prefer to drive. Additionally, the proximity to Cardiff International Airport facilitates convenient domestic and international travel. Whether relying on public transport or personal vehicles, residents of Gladstone Road enjoy superb connectivity that enhances the convenience and appeal of living in this vibrant community.



312 Gladstone Road, Barry, CF63 1NH

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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The Floorplan

The Map



TOTAL: 109.2 m² (1,175 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



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