

# The Overview

Property Name:  
**13 Heol Penygraig**  
**Barry**  
**CF62 5DQ**

Price:  
**£280,000**

Qualifier:  
**Asking price**

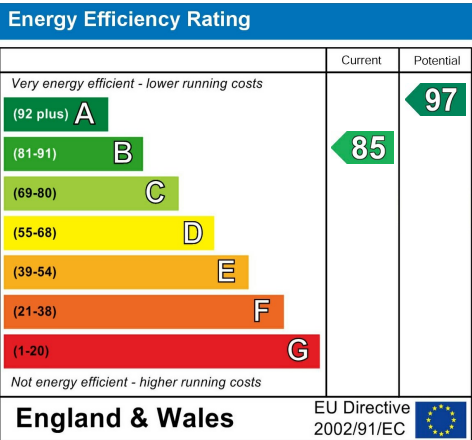
**3**

**2**

**1**

**B**

# The EPC



# The Bullet Points

- No Onward Chain
  - Spacious Living Room
  - Patio Doors to Garden
  - Built-In Wardrobe
  - Low-Maintenance Garden
- Off-Street Parking
  - Modern High Gloss Kitchen
  - Master Bedroom En-Suite
  - Family Bathroom
  - Proximity to Barry Island



13 Heol Penygraig, Barry, CF62 5DQ

# The Main Text

## No Onward Chain

Welcome to Heol Penygraig, Barry, CF62 5DQ, a stunning newly built terraced house just a short distance from vibrant Barry Island. This beautifully designed three-bedroom home offers modern living at its finest, with thoughtful features and high-quality finishes.

As you enter the front door, you are greeted by a welcoming hallway with a convenient downstairs toilet to the right. The hallway leads you into a spacious living room, perfect for relaxing or entertaining guests. This area seamlessly flows into the contemporary kitchen/diner, featuring a sleek high gloss white kitchen with ample space for a dining table. The kitchen is equipped with modern appliances and opens up to the garden through stylish patio doors, creating an ideal space for indoor-outdoor living.

The ground floor also benefits from an under-stairs storage cupboard, providing practical storage solutions. Upstairs, you will find three generously sized bedrooms, offering plenty of space for a growing family. The main bedroom boasts an en-suite shower room and a built-in wardrobe, adding a touch of luxury to your everyday routine. A well-appointed family bathroom and an additional storage cupboard on the landing complete the upper level. The loft space is fully boarded and features easily accessible pull-down ladders, providing excellent additional storage.

Outside, the low-maintenance garden is a delightful retreat. It features a large patio area perfect for barbecues, outdoor seating, and a well-kept grass area. The garden also offers outdoor plug sockets and rear access, providing easy entry and exit. Furthermore, the property includes off-street parking, ensuring convenience and security for your vehicle.

## Additional Information

Type of home- Terraced House

Tenure- Freehold

EPC Rating- B

Council tax band- D

Borough- Vale of Glamorgan

## Local Area

The area surrounding Heol Penygraig, Barry, CF62 5DQ, offers a vibrant and welcoming community atmosphere. Barry Island, known for its beautiful sandy beaches and scenic coastal views, is just a short distance away, providing ample opportunities for leisure and recreation. Enjoy a stroll along the promenade, indulge in the local cafés and restaurants, or spend a fun-filled day at the amusement park. The area boasts a variety of parks and green spaces, perfect for outdoor activities and relaxation. With a range of local shops, eateries, and amenities nearby, you'll find everything you need within easy reach, making this an ideal location for enjoying both convenience and a rich coastal lifestyle.

## Schools

The area surrounding Heol Penygraig, Barry, CF62 5DQ, is well-served by various highly regarded educational institutions. Families will find several excellent primary and secondary schools within proximity, offering a range of educational opportunities for children of all ages. Many of these schools have strong reputations for academic achievement, providing a supportive and enriching learning environment. Additionally, there are options for early childhood education and childcare facilities, ensuring that younger children receive quality care and education. The presence of these reputable schools makes the area particularly attractive to families seeking a nurturing and educational community for their children.

## Local Transport

The area around Heol Penygraig, Barry, CF62 5DQ, boasts excellent transport links, making it highly convenient for commuters and travellers alike. Barry has a well-connected rail network, with Barry Island and Barry train stations offering frequent services to Cardiff and beyond. The nearby A4050 and A4231 provide easy access to major roadways, facilitating smooth travel to surrounding areas and the M4 motorway. Local bus services are also readily available, ensuring comprehensive coverage throughout Barry and its neighbouring communities. These efficient transport options make commuting, shopping, and exploring the wider region both straightforward and convenient.



13 Heol Penygraig, Barry, CF62 5DQ

# 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.



13 Heol Penygraig, Barry, CF62 5DQ



# The Photographs

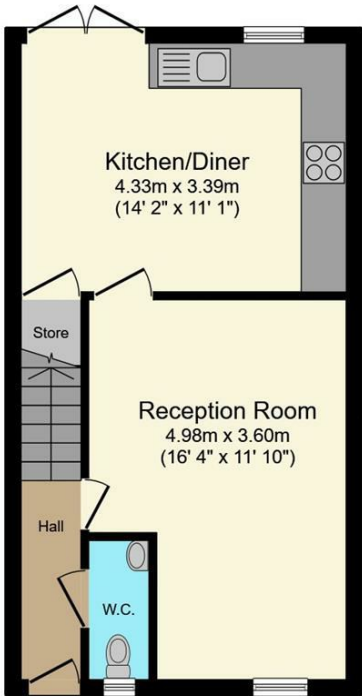
Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



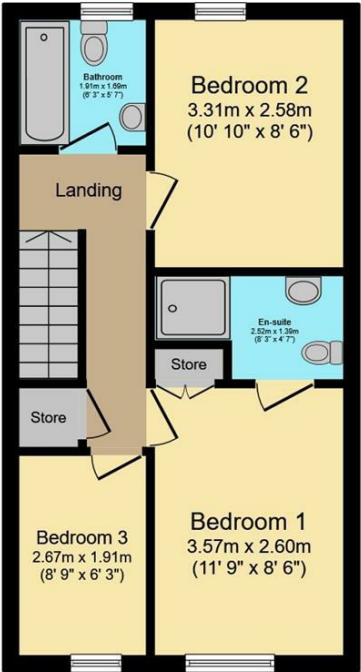
13 Heol Penygraig, Barry, CF62 5DQ

# The Floorplan

# The Map



**Ground Floor**  
Floor area 36.7 m<sup>2</sup> (395 sq.ft.)



**First Floor**  
Floor area 36.7 m<sup>2</sup> (395 sq.ft.)

TOTAL: 73.3 m<sup>2</sup> (789 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)



13 Heol Penygraig, Barry, CF62 5DQ