

# The Overview

Property Name:  
**32 Regent Street**  
**Barry**  
**CF62 8DT**

Price:  
**£230,000**

Qualifier:  
**Asking price**

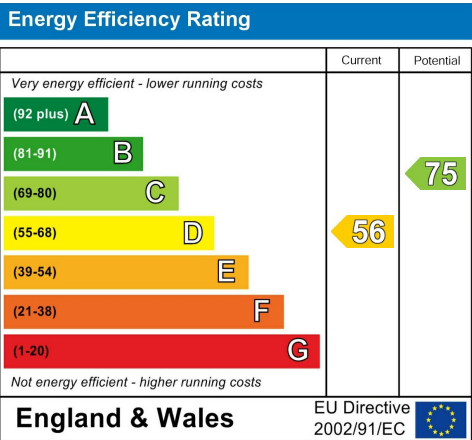
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**D**

# The EPC



# The Bullet Points

- No Onward Chain
  - Bright bay window in lounge
  - Well-equipped kitchen with dining space
  - Family bathroom with bath and shower
  - Two-tiered, low-maintenance garden
- Open-plan living/dining area
  - Modern fireplace feature
  - Primary bedroom with ensuite
  - Ample Storage
  - Ideal location in Barry



32 Regent Street, Barry, CF62 8DT

# The Main Text

## No Onward Chain

Welcome to Regent Street, Barry, a spacious, charming four-bedroom terraced home that combines modern features with comfortable family living. Step through the front door into a welcoming entrance hall leading to a generously sized, open-plan living and dining area. A bay window floods this space with natural light, and a contemporary fireplace is an inviting focal point. The living area also offers convenient access to an under-stairs storage cupboard.

The well-equipped kitchen features stylish wooden cabinetry and contrasting black worktops, with ample space for a dining table. Step into a versatile hallway/porch area from the kitchen, which provides additional storage and direct access to the rear garden. Off this area, you'll find a family bathroom with a bath and shower.

The upstairs layout includes four generously sized bedrooms, making this home ideal for families or working professionals. The primary bedroom boasts an ensuite shower room and a built-in storage cupboard, adding extra convenience. An additional storage cupboard is on the landing, ensuring space for all your essentials.

Outside, the rear garden offers a low-maintenance, two-tiered layout with decking, perfect for relaxing or entertaining.

## Additional Information

Type of home: Terraced House

Tenure: Freehold

EPC Rating: D

Council tax band: C

Borough: Vale of Glamorgan

## Local Area

Regent Street, located in the heart of Barry, offers a vibrant and welcoming community with various amenities nearby. The property is just a short walk from the

town centre, where you'll find an array of shops, cafés, and local businesses, providing everything you need for day-to-day living. The beautiful Barry Island is only a short drive away for leisure, offering scenic beaches, promenades, and outdoor activities. Additionally, the area has plenty of parks and green spaces, perfect for outdoor enthusiasts and families. The local area offers a beautiful balance of convenience and coastal charm.

## Schools

The area around Regent Street is home to a range of well-regarded schools, offering excellent education options for children of all ages. Whether you're looking for primary or secondary education, several schools are nearby, providing various learning environments to suit different needs. With a strong sense of community and a focus on academic achievement, families will find plenty of opportunities for their children's educational development within easy reach of the property.

## Local Transport

The local transport links around Regent Street are excellent, providing easy access to nearby and broader areas. The train station is just a short distance away, offering regular services to Cardiff and beyond, making commuting straightforward. In addition, several bus routes pass through the area, providing further convenience for travel. The proximity to major road networks ensures that road users can quickly reach surrounding towns and cities, making this location ideal for those who need to travel regularly for work or leisure.

## 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

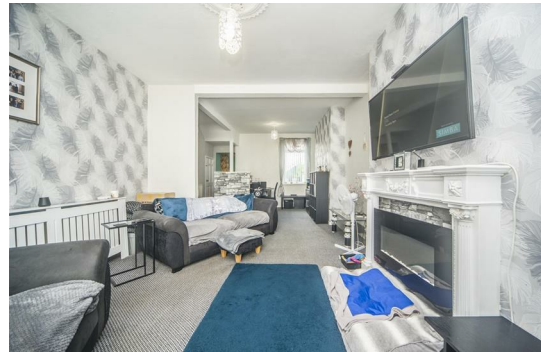


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# The Photographs

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.

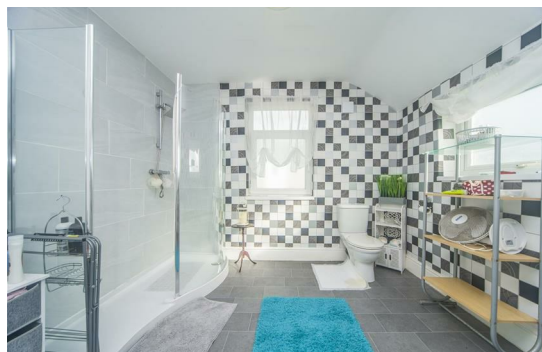


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# The Floorplan

# The Map



TOTAL: 113.9 m<sup>2</sup> (1,226 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)

