

# The Overview

Property Name:  
**St. Nicholas Road, Barry**

Price:  
**£230,000**

Qualifier:  
**Asking Price**

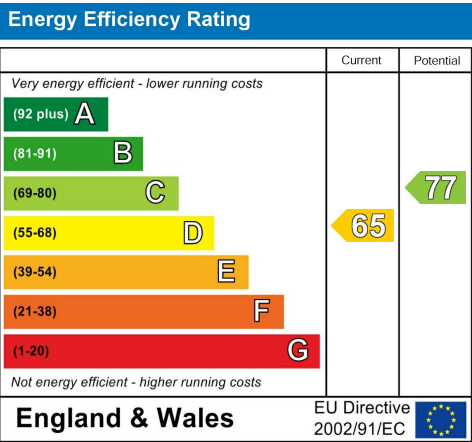
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**1**

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**D**

# The EPC



# The Bullet Points

- No Onward Chain
  - Two Generous Bedrooms
  - Separate Dining Room with Built-In Storage
  - Bathroom with Separate Bath & Shower
  - Sought-After Location
- Spacious Ground Floor Flat
  - Bright Living Room with Bay Window
  - Modern Kitchen with Garden Access
  - Front & Rear Gardens
  - Close to Local Amenities

No Onward Chain

A Delightful two-bedroom ground-floor flat offers spacious living and beautifully maintained front and rear gardens on St. Nicholas Road.

Upon entering, you are greeted by an entrance porch leading into a generously sized hallway. At the front of the property, the inviting living room boasts a large bay window, allowing natural light to flood the space, complemented by original picture rails that add character and charm.

The dining room is a fantastic size, ideal for hosting, with ample space for a large table and a built-in shelving unit with storage cupboards. The modern kitchen, located at the rear, is stylishly designed with white cabinetry, white worktops, and a stunning pastel-coloured backsplash. From here, you have direct access to the rear garden.

Both bedrooms are well-proportioned, with the front bedroom benefiting from a large bay window. The bathroom offers both a separate bath and a shower, providing convenience and comfort.

The front and rear gardens provide wonderful outdoor spaces, perfect for enjoying your morning coffee or unwinding after a long day.

Additional Information

Type of home: Ground Floor Flat  
Tenure: Leasehold - Share of Freehold  
EPC Rating: D  
Council tax band: D  
Borough: Vale of Glamorgan

Local Area

Located in a popular and well-established area of Barry, St. Nicholas Road offers a wonderful blend of convenience and community charm. The neighbourhood is home to various local shops, cafes, and eateries, providing everything from daily essentials to independent boutiques and cosy coffee spots. Nearby parks and green spaces are

perfect for leisurely walks and outdoor relaxation. The bustling town centre is within easy reach, boasting a mix of high-street brands, local businesses, and a vibrant market scene. With a welcoming atmosphere and plenty of amenities close by, this location is ideal for those looking to enjoy the best of Barry's coastal town lifestyle.

Schools

The area surrounding St. Nicholas Road benefits from a selection of well-regarded schools catering to different age groups. Families can access primary and secondary education options, with schools known for their strong community focus and commitment to academic excellence. Many offer a range of extracurricular activities, from sports clubs to creative arts programs, providing a well-rounded learning environment. With a reputation for supportive teaching staff and good facilities, the local schools make this an appealing location for families looking to settle in Barry.

Local Transport

St. Nicholas Road is well-connected with excellent transport links, making it easy to navigate Barry and beyond. Regular bus services operate nearby, providing convenient access to the town centre and surrounding areas. The local train stations offer direct routes to Cardiff and other key destinations, making commuting straightforward. For those who drive, primary road links are easily accessible, allowing for smooth travel to the M4 and beyond. With reliable public transport and good road connections, this location is ideal for convenience and accessibility.

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*

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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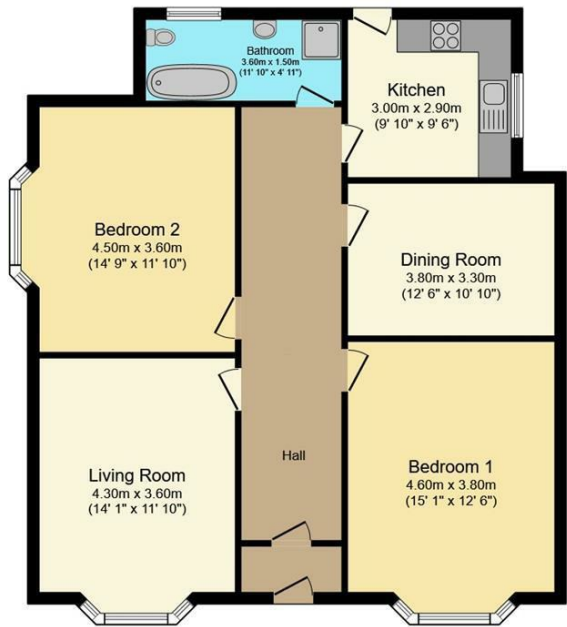
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The Floorplan



Ground Floor  
Floor area 95.7 m<sup>2</sup> (1,030 sq.ft.)

TOTAL: 95.7 m<sup>2</sup> (1,030 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)

The Map

