

FREEHOLD



House (EPC Rating: D)

13 CORA STREET, BARRY, CF63 4EP

Auction Guide

£135,000



RE/MAX
Estate Agents



3



1



2



D

3 Bedroom House located in Barry

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

Welcome to Cora Street, Barry, CF63 4EP, a three-bedroom terraced home now available for sale through a modern-day auction. Perfectly positioned close to the town centre, this property is ideal for anyone looking for a home with plenty of potential in a highly convenient location.

You'll find an entrance porch that opens into a welcoming hallway. This leads through to a spacious open-plan living and dining area, offering an ideal space for entertaining or relaxing. A large front bay window fills the room with natural light, creating a bright and airy atmosphere. Towards the rear of the property, the kitchen is accessible from the dining room, providing access to a convenient downstairs toilet and the garden beyond.

Upstairs, the property features three well-proportioned bedrooms. The main and second bedrooms benefit from fitted cupboards, offering valuable storage solutions. A family shower room completes the upper floor, providing practicality for daily use.

Auction Information

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

Additional Information

Type of home: Terraced Property

Tenure: Freehold

EPC Rating:

Council tax band: C

Borough: Vale Of Glamorgan

Local Area

Barry offers a vibrant blend of amenities, scenic beauty, and a strong sense of community, making it a desirable place to call home. Just a short distance from the iconic Barry Island, residents can enjoy picturesque coastal walks, sandy beaches, and a range of seaside attractions. The town centre features a variety of independent shops, cafes, and dining options, perfect for leisurely weekends and social gatherings. Additionally, local parks and green spaces provide ideal outdoor relaxation and recreation spots. With its leisure activities and community events, Barry combines convenience with a charming coastal lifestyle.

Schools

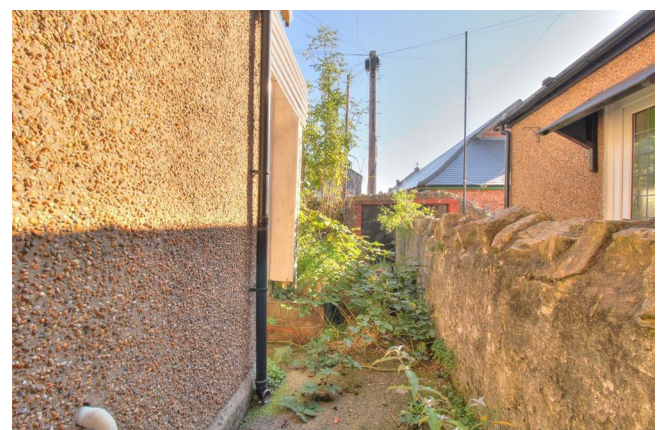
The Barry area is well-served by various educational facilities, offering families a choice of schools catering to different age groups. With a focus on providing quality education, local schools offer supportive learning environments and a wide range of extracurricular activities that enhance the educational experience. Many schools in the area have strong ties to the community and emphasize values such as teamwork, respect, and personal growth. For families seeking comprehensive educational options, Barry's schools provide a solid foundation that fosters academic and personal development, helping students achieve their full potential.

Local Transport

Barry benefits from excellent transport links, making it easy for residents to connect with surrounding areas and beyond. The town is served by several local train stations, providing direct routes to Cardiff and other major destinations, which is ideal for commuters and day-trippers alike. Additionally, a reliable network of bus services



operates throughout the area, offering convenient options for local travel. For those who drive, Barry's proximity to critical road networks allows quick access to the M4, making regional travel straightforward. With its well-rounded transport infrastructure, Barry ensures easy access to city amenities while retaining its coastal charm.



GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.

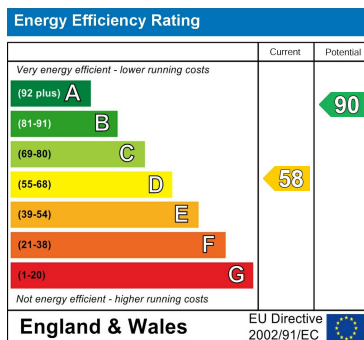


TOTAL FLOOR AREA: 1000 sq.ft. (92.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

Energy Performance Graph



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