

# The Overview

Property Name:  
**5 St. Nicholas Road**  
**Barry**  
**CF62 6QW**

Price:  
**£340,000**

Qualifier:  
**Asking Price**

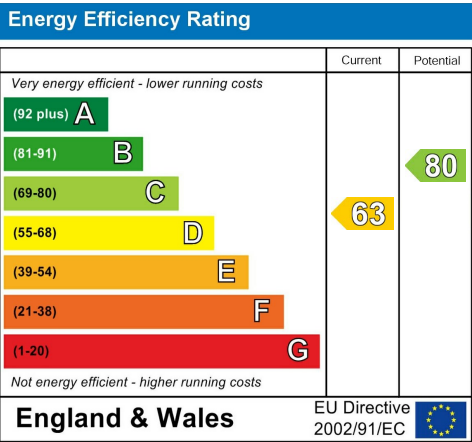
**5**

**1**

**2**

**D**

# The EPC



# The Bullet Points

- Spacious five-bedroom terraced home
  - Two generous reception rooms
  - Convenient utility room and downstairs WC
  - Versatile extra room for study or dressing room
  - Ample storage, including attic space
- Traditional Victorian-tiled entrance hall
  - Open-plan kitchen/diner
  - Family bathroom with bath and shower
  - Period features including bay windows and fireplace
  - Rear garden with brick shed and rear access

# The Main Text

Situated on St Nicholas Road, a beautiful, spacious five-bedroom terraced home is perfect for families seeking character, comfort, and practicality. The property boasts charming period features, ample living space, and a well-maintained garden with additional storage and rear access.

Upon entering, you are welcomed into a traditional Victorian-tiled entrance hall, setting the tone for the elegance and character of the home.

The first reception room, located at the front of the property, is generously sized and features a stunning bay window and a charming fireplace, making it an ideal space for relaxing or entertaining. The second reception room, equally inviting, has a patio door leading directly to the garden, creating a seamless indoor-outdoor connection.

The heart of the home is the spacious open-plan kitchen/diner, thoughtfully designed with white cupboards, wooden worktops, and ample workspace. This area comfortably accommodates a dining table for family meals and gatherings. You can access the garden and a convenient utility room/downstairs toilet from here.

On the first floor, you'll find three generously sized bedrooms, including the front-facing room, which benefits from another bay window. A family bathroom on this floor offers both a bath and shower.

The second floor houses two more spacious bedrooms and an additional versatile room, ideal as a study, dressing room, or extra storage space. For added practicality, there is also attic storage.

The rear garden is a great size and primarily flat; it also features a brick shed and has additional rear access.

Additional Information  
Type of home- Terraced House  
Tenure- Leasehold

Council tax band- E  
EPC - D  
Borough- Vale of Glamorgan

Local Area  
Located in the heart of Barry, St. Nicholas Road offers a vibrant and welcoming community atmosphere. The area has rich traditional and modern amenities, including local shops, cafes, and independent businesses that create a lively neighbourhood vibe. Residents enjoy access to scenic parks and green spaces, perfect for leisure and outdoor activities. With Barry's beautiful coastline and iconic attractions just a short distance away, there's always something to explore, from coastal walks to local heritage and culture. This sought-after location blends convenience with a strong sense of community.

Schools  
St. Nicholas Road benefits from proximity to various well-regarded schools, offering excellent options for families with children of all ages. From primary to secondary education, the area is served by schools known for their commitment to academic excellence and community engagement. Parents can feel confident in the quality of education available locally, with schools that provide a supportive and inclusive environment, helping children thrive academically and socially.

Local Transport  
St. Nicholas Road is well-connected by excellent transport links, making local and regional travel convenient. Barry town centre and surrounding areas are easily accessible via regular bus services, while nearby train stations provide direct routes to Cardiff and beyond. The property is within easy reach of major road networks for those travelling by car, ensuring smooth commutes. With reliable public transport options and strategic road access, this location is ideal for staying connected while enjoying the benefits of a vibrant local community.

# 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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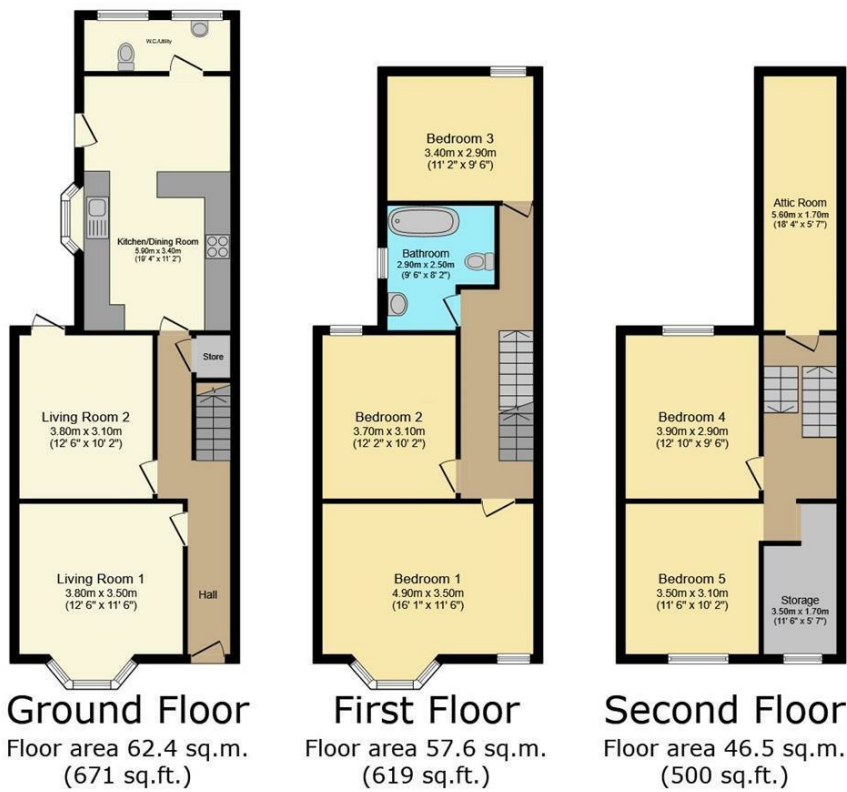
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# The Floorplan

# The Map



TOTAL: 166.4 sq.m. (1,791 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)

