

# The Overview

Property Name:  
*Victoria Park Road, Barry*

Price:  
*£360,000*

Qualifier:  
*Asking Price*

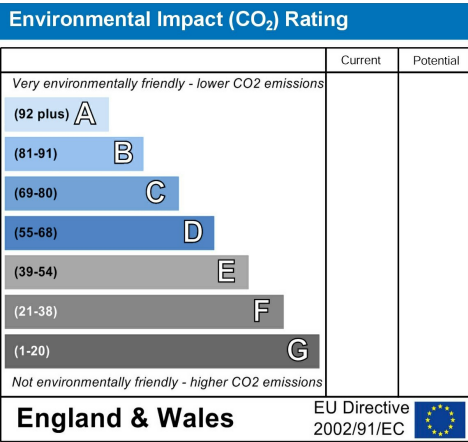
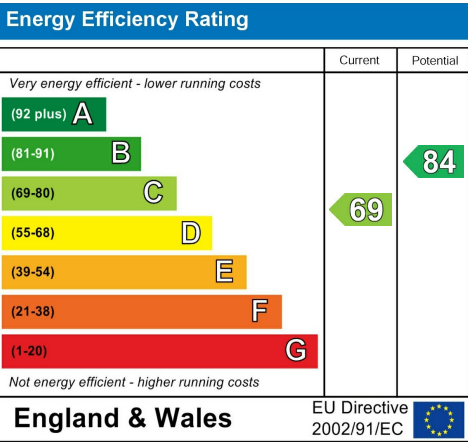
**4**

**2**

**2**

**C**

# The EPC



# The Bullet Points

- Four spacious bedrooms
  - Original Victorian features
  - Open-plan kitchen/diner
  - Balcony overlooking garden
  - Large garden
- Semi-detached property
  - Bay windows
  - Log burners
  - Two reception rooms
  - Off-street parking

Edgehill, Victoria Park Road, Barry, CF63 2JS is a stunning four-bedroom semi-detached home offering an abundance of character and space across three floors. Situated in a sought-after location, this elegant property boasts original Victorian features, generous living areas, and off-street parking.

Upon entering, you are welcomed into a charming entrance hall adorned with original Victorian flooring, setting the tone for the home's period charm. The first floor presents a spacious reception room featuring a beautiful bay window that bathes the space in natural light. This room also benefits from patio doors leading to a delightful balcony overlooking the gorgeous rear garden. Two original fireplaces further enhance the room, adding character.

The open-plan kitchen and dining area is a standout space designed for functionality and style. It boasts wooden cabinetry, complemented by white and grey speckled worktops and a convenient breakfast bar. This bright, airy space benefits from a large bay window and two additional windows, flooding the room with natural light. A log burner adds a cosy touch, making it the perfect setting for family meals and entertaining.

On the ground floor, you will find a second, generously sized reception room with natural stone flooring. This versatile space provides direct access to the beautifully maintained back garden, offering a seamless indoor-outdoor flow. A modern shower room is also conveniently located on this level.

The second floor comprises four spacious bedrooms, two featuring impressive bay windows, enhancing the sense of space and light. One of the bedrooms also benefits from built-in wardrobes, providing ample storage. Completing this floor is a well-appointed family bathroom, equipped with a separate bath and shower, catering to the needs of a growing family.

Additional Information  
Type of home- Semi-detached House  
Tenure- Leasehold  
EPC Rating- C  
Council tax band- E  
Borough- Vale of Glamorgan

Years remaining on lease - 886 years  
Ground rent - £3 PA

Local Area  
Victoria Park Road in Barry is a highly sought-after location known for its charming character and close-knit community feel. The area offers a variety of independent shops, cafés, and restaurants, perfect for leisurely weekends exploring local businesses. Nearby parks and green spaces provide ideal spots for outdoor activities, while the beautiful coastline is just a short distance away, offering scenic walks and breathtaking sea views. With a rich history and a vibrant local atmosphere, this area combines the best of coastal living with the convenience of nearby amenities, making it an ideal place to call home.

Schools  
The area surrounding Victoria Park Road benefits from a selection of well-regarded schools catering to all age groups. Families can choose from various educational options, including primary and secondary schools known for their strong academic standards and supportive learning environments. Many schools in the area offer excellent facilities, extracurricular activities, and a focus on academic achievement and personal development. The local schools' reputation for high-quality education makes this a highly desirable location for families looking to settle in Barry.

Local Transport  
The local transport network around Victoria Park Road in Barry is highly convenient, offering excellent connections for commuters and leisure travellers. Barry benefits from a well-connected train station, providing direct links to Cardiff and beyond, making it ideal for those travelling to the city for work or leisure. Additionally, bus routes throughout the area offer easy access to other parts of Barry and the surrounding regions. For those travelling by car, the road networks are easily accessible, with major routes nearby, ensuring smooth travel to and from the area. Whether by public transport or car, the area provides excellent connectivity.

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

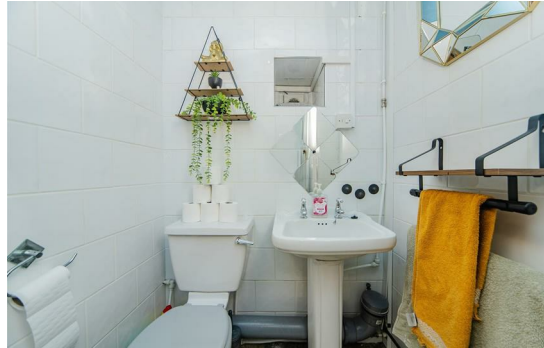
# The Photographs

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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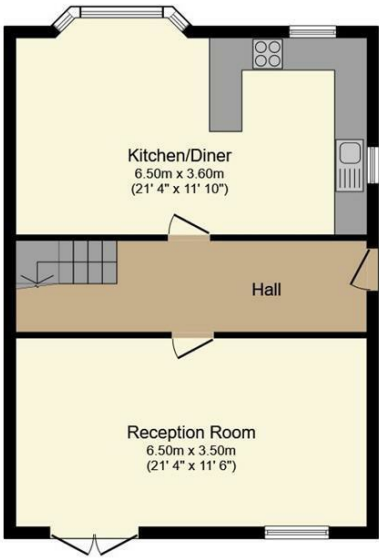
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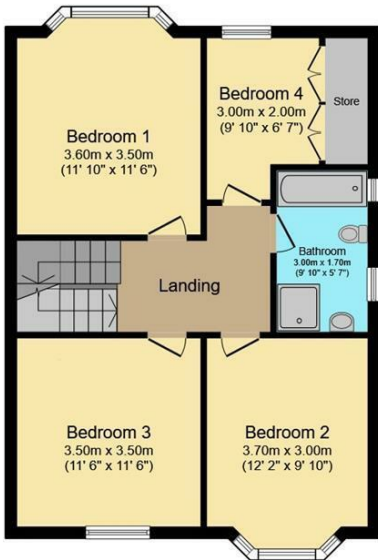
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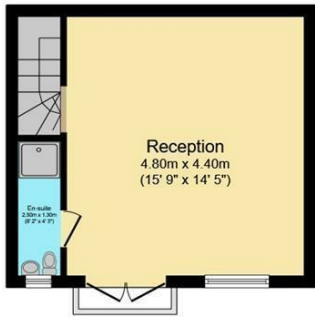




First Floor  
Floor area 59.6 m<sup>2</sup> (641 sq.ft.)



Second Floor  
Floor area 60.2 m<sup>2</sup> (648 sq.ft.)



Ground Floor  
Floor area 25.4 m<sup>2</sup> (274 sq.ft.)

TOTAL: 145.2 m<sup>2</sup> (1,563 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)

