

The Overview

Property Name:
72 Whitewell Road
Barry
CF62 9TU

Price:
£250,000

Qualifier:
Asking Price

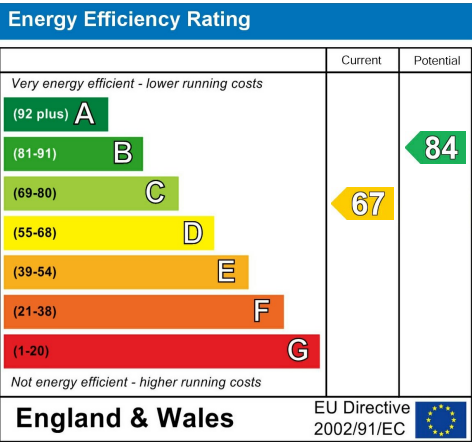
**4**

**2**

**2**

**D**

The EPC



The Bullet Points

- No Onward Chain
 - Access to sun-trapped back garden
 - Semi-Detached
 - Ground floor bedroom with en-suite
 - Contemporary elegance throughout
- Spacious living room with large window
 - Three double bedrooms upstairs
 - Dining room opening to modern kitchen
 - Ample storage space
 - Desirable location in Barry

The Main Text

No Onward Chain

Welcome to Whitewell Road, Barry, CF62 9TU, a luxurious, modern four-bedroom semi-detached house that harmoniously blends contemporary elegance and practical living spaces.

As you step through the entrance, you're welcomed by a charming porch that sets the tone for what lies ahead. The spacious living room immediately captures your attention. It boasts a large window that floods the space with natural light and offers serene views of the front surroundings, creating a welcoming ambience for relaxation and entertainment.

Continuing your journey through this remarkable home, you'll find the dining room seamlessly connected to the modern kitchen, creating an ideal layout for casual family meals and formal gatherings. The kitchen is a culinary haven, featuring sleek finishes, high-end appliances, and ample storage space, making it a joy for any cooking enthusiast. The kitchen provides convenient access to the sizeable sun-trapped back garden, where outdoor entertaining and relaxation beckon under the open sky.

Conveniently located on the ground floor is a well-appointed bedroom, offering the luxury of privacy and comfort, complete with an en-suite shower room featuring a toilet and sink. This thoughtful addition provides a versatile space that can serve as a guest suite or an ideal retreat for family members.

Ascending to the upper level, you'll discover a beautifully designed bathroom that exudes sophistication and tranquility. It is equipped with a bath and shower, toilet, and sink, catering to the diverse needs of modern living.

The upper level comprises three generously proportioned double bedrooms, each offering a peaceful sanctuary for rest and rejuvenation. These bedrooms are thoughtfully designed to maximize space and comfort, ensuring a serene retreat for every household member.

Additional Information
Type of home: Semi-Detached House
Tenure: Freehold
EPC Rating: D
Council tax band: C
Borough: Vale of Glamorgan

Local Area
Nestled in the heart of Barry, Whitewell Road enjoys a vibrant and sought-after locale with an array of amenities at its doorstep. Residents can explore the picturesque coastal town's charming shops, cafes, and restaurants, offering a delightful blend of local flavours and international cuisines. Nature enthusiasts will appreciate the proximity to beautiful parks and green spaces, perfect for strolls or outdoor recreation. Barry's rich history is evident in its iconic landmarks, including Barry Island's sandy beaches and the historic Porthkerry Country Park, providing endless opportunities for exploration and relaxation. With excellent transport links connecting to Cardiff and beyond, residents can easily access city conveniences while enjoying Barry's idyllic coastal lifestyle.

Schools
Families at Whitewell Road benefit from outstanding educational options within the local area. Nearby, reputable primary and secondary schools provide a nurturing environment for children to thrive academically and socially. Parents can choose the educational path that best suits their children's needs, from acclaimed public institutions to specialised academies. Additionally, various extracurricular activities and support services enrich Barry's educational landscape, fostering holistic development and lifelong learning. With a commitment to academic excellence and student success, the schools in the area offer a solid foundation for the next generation's bright future.

Local Transport
Conveniently situated on Whitewell Road benefits from excellent local transport options, facilitating seamless connectivity within the region and beyond. Residents can rely on a well-established network of bus routes, providing easy access to key destinations throughout the town and surrounding areas. For those commuting to nearby cities like Cardiff, efficient train services offer a quick and hassle-free journey, ensuring convenient access to employment opportunities, entertainment, and cultural attractions. Additionally, for travellers venturing further afield, Cardiff International Airport is within proximity, offering domestic and international flights, making travel adventures easily accessible. With its strategic location and reliable transport infrastructure, Whitewell Road provides the perfect balance of convenience and accessibility for modern-day living.

Key Information
Water:
What is the nature of the property's water supply? Standard mains water supplied currently by dwr cymru
Does the water source originate from a private well, and if so, what are the maintenance requirements and water quality standards? No

Are there any additional costs associated with maintaining the water supply? No

Heating:
What is the nature of the property's heating supply? Gas central heating
Is the property linked to the main gas line, or does it rely on an LPG heating system? Mains gas supply current provider Octopus Energy
What are the evaluation requirements and potential costs associated with the heating system? No

Electric:
What is the nature of the property's electricity supply? Standard national grid supply current provider Octopus energy
Does the property operate independently of the national grid and rely on a generator for power? No
What are the evaluation requirements and potential costs associated with the electricity supply? No

Sewerage:
What is the nature of the property's sewerage supply? Standard sewerage
Does the property use septic tanks or cesspits, and what are the maintenance requirements? No
What are the costs associated with different sewerage providers, and are there any registration and record-keeping requirements for septic tanks? N/A

Broadband:
What is the nature of the property's broadband supply? Standard available current provider BT has previously had Virgin also
Is a broadband connection available, or will there be additional costs for establishing a connection? N/A

Parking:
What is the availability of parking for the property? Street parking available at front of property
Are there additional costs associated with parking, such as the need for parking permits? No permits necessary

Rights and Restrictions:
Are there any rights or restrictions for the property? N/A
Are there any private rights of way associated with the property? N/A
Are there any public rights of way affecting the property? N/A
Is the property listed, and if so, what restrictions apply? N/A
Are there any other specific restrictions that apply to the property? N/A

Risks:
Are there any risks associated with the property? No
Has the property experienced flooding in the last five years? No
Are there flood defences in place for the property? No
What is the source of any potential flooding risk? No

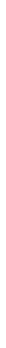
The Photographs

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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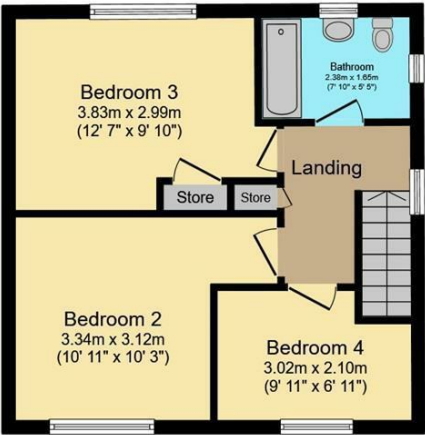
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The Floorplan



Ground Floor
Floor area 56.3 m² (606 sq.ft.)



First Floor
Floor area 40.6 m² (437 sq.ft.)

TOTAL: 96.9 m² (1,043 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

The Map

