



# The Overview


Property Name:  
**46 Broad Street**  
**Barry**  
**CF62 7AD**

Price:  
**£265,000**

Qualifier:  
**Asking Price**

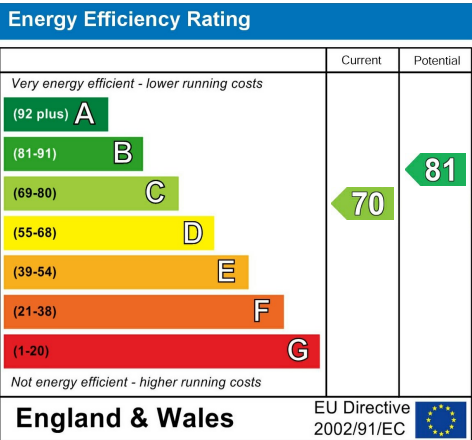
**5**

**1**

**3**

**C**

# The EPC



# The Bullet Points

- No Onwards Chain
  - Three large reception rooms
  - Generous kitchen
  - Family bathroom with separate WC
  - Rear access to the property
- Spacious five-bedroom home
  - Characterful bay windows
  - Convenient downstairs WC
  - Two-tiered rear garden
  - Close to local amenities

No Onwards Chain

Welcome to this spacious, versatile, five-bedroom terraced home, ideally located on Broad Street, Barry. This charming property offers generous living space throughout and would make a fantastic family home, blending original character features with practical modern living.

Upon entering the property, you are greeted by a welcoming entrance hall which leads to three well-proportioned reception rooms on the ground floor. The front reception room benefits from a large bay window, flooding the space with natural light and creating a warm and inviting atmosphere. The second reception room, located just behind, features a built-in unit with shelving and storage ideal for a reading nook. The third reception room is situated at the rear of the property and boasts a bay window and direct access to the kitchen.

The kitchen is a generous size, offering ample worktop and storage space. A large window overlooks the rear garden. You can access the convenient downstairs WC and the enclosed back garden from here.

Upstairs, the property provides five bedrooms, perfect for growing families or those needing flexible accommodation for guests or home working. The main bedroom is positioned at the front of the house and features another large bay window, allowing for plenty of natural light. The family bathroom includes a bath with overhead shower and a wash basin, with the WC located separately for added convenience.

Externally, the rear garden is arranged over two tiers. As you step out, you are met with a flat area and a patio walkway, ideal for storage or utility purposes. A few steps lead up to a second level, a flat, paved patio area perfect for seating and entertaining. There is also the benefit of rear access to the property.

Additional Information

- Type of home: Mid Terrace House
- Tenure: Freehold
- EPC: C
- Council tax band: C
- Borough: Vale of Glamorgan

Local Area

Situated in the heart of Barry, Broad Street benefits from a vibrant local community with a range of amenities on your doorstep. The property is just a short walk from the bustling town centre, where you'll find a variety of shops, cafés, and restaurants. With its popular beach, parks, and scenic coastal walks, Barry Island is also nearby, offering plenty of outdoor activities. The area combines the charm of a traditional seaside town with modern conveniences, making it a desirable location for those seeking a balanced lifestyle.

Schools

?Barry offers a diverse selection of primary and secondary educational institutions, catering to various preferences and needs. Near Broad Street, several primary schools, including a Welsh-medium institution, provide foundational education for younger learners. For secondary education, the town hosts multiple co-educational schools, each offering unique programs and facilities to support students' academic and personal development. Additionally, faith-based secondary schools in the area offer education rooted in specific religious traditions. This variety ensures that families can select educational settings that align with their values and their children's particular needs.

Local Transport

Barry boasts excellent transport links, making it easy to travel locally and further afield. The town is well-served by several train stations, including Barry, Barry Island, and Barry Docks, providing regular services to Cardiff and other destinations. Barry Station conveniently has nearby bus stops and taxi services, ensuring seamless travel. Additionally, the town benefits from frequent local bus routes connecting various parts of Barry and the surrounding areas. With the South Wales Metro development underway, future transport connections are set to enhance accessibility further, reducing commute times and improving overall convenience.

Material Information Property Report

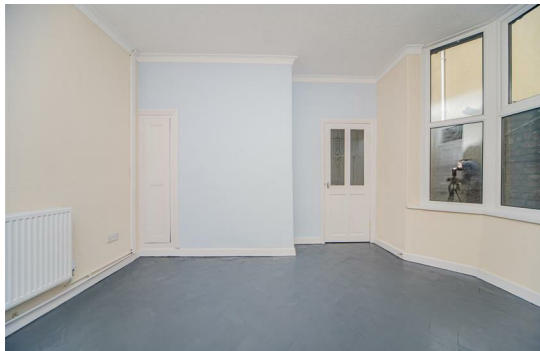
You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

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.





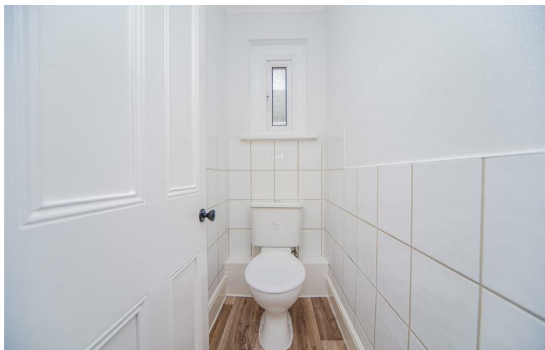
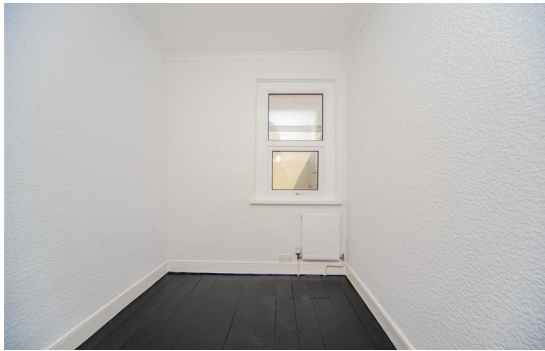
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# The Floorplan



**Ground Floor**  
Floor area 62.9 sq.m. (677 sq.ft.)

**First Floor**  
Floor area 65.4 sq.m. (704 sq.ft.)

Total floor area: 128.3 sq.m. (1,381 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

