

The Overview

Property Name:
Rock Cottage Brock Street
Barry
CF63 1LB

Price:
£565,000

Qualifier:
Asking Price

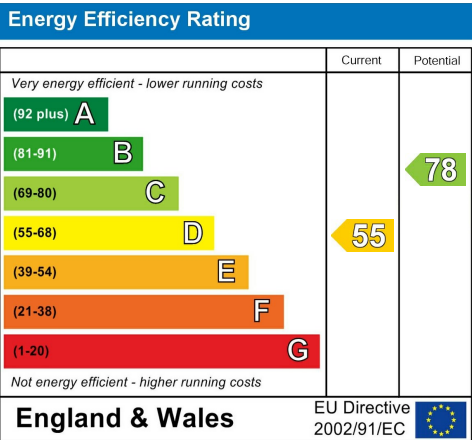
**4**

**2**

**4**

**D**

The EPC



The Bullet Points

- No Onwards Chain
 - Gated cottage with parking
 - Four versatile reception rooms
 - Utility/cloakroom with WC
 - Fitted storage throughout
- Four double bedrooms
 - Spacious modern kitchen
 - Bright conservatory
 - Family bathroom plus an en-suite shower room
 - Generous lawn and patio garden

No Onwards Chain

Welcome to Rock Cottage, a charming and deceptively spacious four-bedroom cottage situated on the sought-after Brock Street in Barry. Privately set behind gates, this delightful home offers the perfect blend of character and functionality, with the added benefit of off-street parking and generous outdoor space.

The ground floor features a well-appointed kitchen with neutral-toned cupboards, elegant worktops, light-tiled walls, and durable tiled flooring. Integrated appliances and ample cabinet and worktop space make this kitchen both stylish and practical. The property features four versatile reception rooms, with the largest being the living room – a bright, open space with grey-effect flooring, patio doors leading directly into the garden, and sliding doors opening into a sunny conservatory, ideal for relaxing in all seasons. The dining room comfortably accommodates a large table, perfect for entertaining, and provides access to an adjacent reception room, currently used as an office. Completing the ground floor is a utility/cloakroom with access to a convenient downstairs WC.

Upstairs, the property features four well-proportioned bedrooms, each equipped with fitted storage, providing ample space for family living. The one-bedroom unit features an en-suite shower room with a toilet and sink. The landing also includes a built-in storage cupboard for added practicality. The family bathroom features a bath, a separate double shower, a toilet, a sink, and a bidet.

Externally, the garden is a standout feature, offering a fantastic space to unwind or entertain. With a well-maintained lawn, spacious patio area, and room for outdoor seating or barbecues, it's a perfect outdoor retreat. Rock Cottage combines privacy, space, and charm in a highly desirable location, making it an ideal home for growing families or those seeking a flexible living arrangement.

Additional Information
Type of home- Detached Cottage
Tenure- Freehold
EPC Rating- D

Council tax band- F
Borough- Vale Of Glamorgan

Local Area
Rock Cottage is ideally situated in a well-established and desirable part of Barry, within the Conservation Area of the original village of Barry. This conservation area has been awarded Green Flag status for the last 8 years and benefits from the continuing care and attention of the well-established Cadoxton Conservation Group. Residents can enjoy nearby parks, coastal walks, cafes, shops, and leisure facilities, all of which contribute to a vibrant and convenient lifestyle. The area combines the charm of a peaceful residential setting with the practicality of having everything you need close at hand, making it a fantastic location for families and professionals alike.

Schools
The area surrounding Rock Cottage offers access to a variety of well-regarded schools catering to students of all ages. Families can benefit from a choice of educational settings known for their supportive environments, strong academic standards, and community-focused approach. With options available for both primary and secondary education within easy reach, the location is particularly appealing to parents seeking quality education for their children nearby.

Local Transport
The property benefits from convenient local transport links, with regular train services connecting Barry to surrounding towns and the city centre. A network of local bus routes also serves the area, making it easy to access nearby amenities and destinations. The M4 motorway is easily accessible, providing straightforward road connections for commuters and travellers.

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

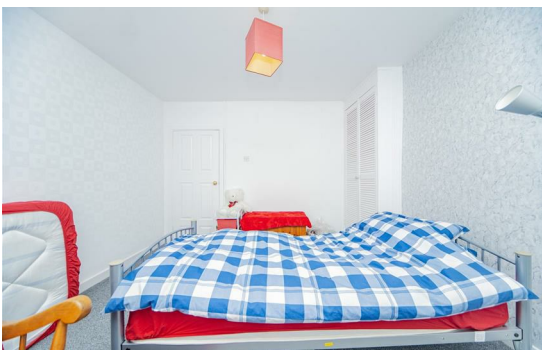
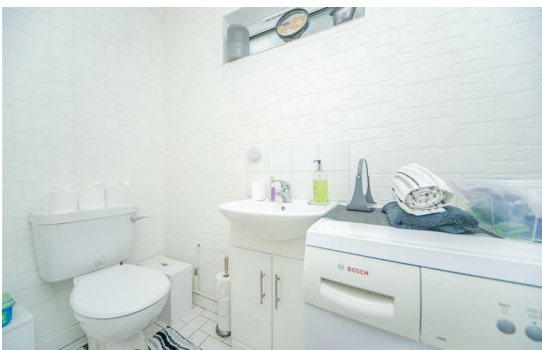
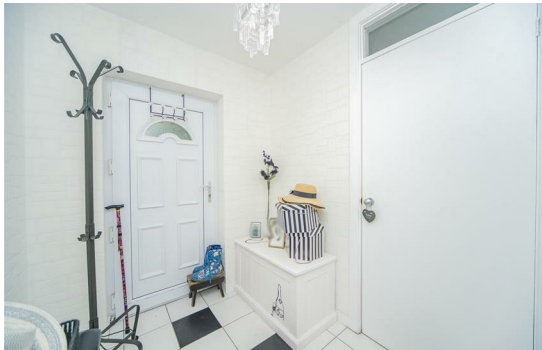
The Photographs

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.



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.



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.



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.

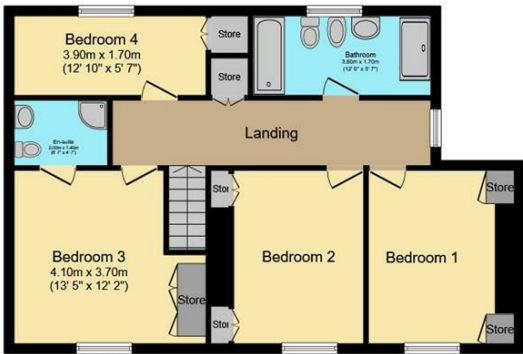


The Floorplan

The Map



Ground Floor
Floor area 86.8 sq.m. (934 sq.ft.)



First Floor
Floor area 68.9 sq.m. (741 sq.ft.)

Total floor area: 155.7 sq.m. (1,675 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

