

# The Overview

Property Name:  
**49 Ffordd Wallace**  
**Barry**  
**CF63 4RX**

Price:  
**£1,100 Per Calendar Month**

Qualifier:  
**Per Calendar Month**

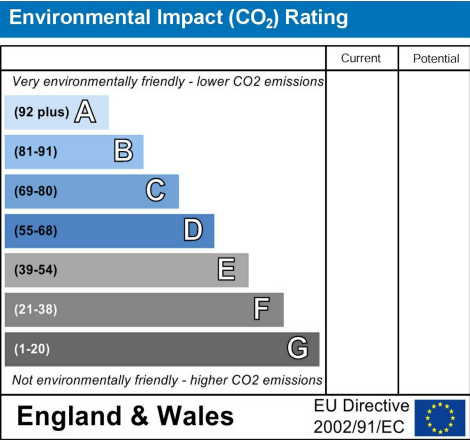
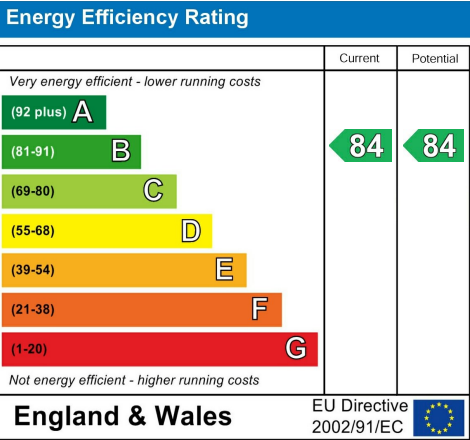
**2**

**1**

**1**

**B**

# The EPC



# The Bullet Points

- Available now
  - Unfurnished Top-floor apartment
  - Modern media wall with fireplace
  - Elegant grey kitchen with gold handles
  - Luxurious marble effect bathroom
- Stunning sea views
  - Spacious open-plan living
  - Floor-to-ceiling windows
  - Primary bedroom with built-in wardrobe
  - Contemporary coastal living

# The Main Text

Household Income to be considered for referencing: £33,000+

We are delighted to present this beautifully appointed two-bedroom, unfurnished top-floor apartment located in the sought-after development on Ffordd Wallace, Barry. This modern, newly built home offers luxury living with uninterrupted sea views and an abundance of natural light throughout. This property also offers off-street parking.

As you enter, you're welcomed by a spacious hallway featuring two built-in storage cupboards, ideal for keeping everyday items neatly tucked away.

The heart of the property is the generous open-plan living and dining area, enhanced by floor-to-ceiling windows that frame the stunning coastal outlook. A stylish built-in media wall with a fireplace provides a sophisticated yet cosy focal point, perfect for relaxed evenings or entertaining guests.

The modern kitchen is finished to a high standard, featuring contemporary grey cabinetry, gold hardware, and a sleek white marble-effect worktop, which offers both elegance and practicality.

The primary bedroom boasts spectacular sea views through a floor-to-ceiling window and features a built-in wardrobe for convenient storage. The second double bedroom also benefits from ample natural light and a spacious layout.

The bathroom is designed with luxury in mind, featuring full marble-effect tiling and a combined bath and shower, creating a serene, spa-like space.

Additional Information

Household Income to be considered for referencing: £33,000+

Rent: £1,100 Per Month

Deposit: £1269.23 x5 Weeks

0% Deposit Option Available

Please note: Applicants must have no active CCJs or IVAs to meet referencing criteria. Unfortunately, applications that do not meet these standards may result in an unsuccessful reference check and forfeiture of the holding deposit.

Type of home: Top Floor Flat

EPC: B

Council tax band: D

Borough: Vale of Glamorgan

Local Area

Located in the heart of Barry, Ffordd Wallace offers residents a vibrant and picturesque coastal lifestyle. The area is renowned for its stunning seafront and beautiful beaches, perfect for strolls, sunbathing, and water sports. The local community is rich in amenities, featuring various charming cafes, restaurants, and boutique shops that cater to diverse tastes and preferences. Residents can enjoy the scenic beauty of nearby parks and green spaces, ideal for outdoor activities and relaxation. Barry's welcoming atmosphere and coastal charm make it a desirable location for those seeking tranquillity and convenience.

Schools

The area around Ffordd Wallace in Barry boasts a range of well-regarded educational institutions catering to various age groups and educational needs. Families can find primary and secondary schools with solid reputations for academic excellence and comprehensive extracurricular programs. The nearby schools are known for their dedicated and experienced teaching staff, providing students with a nurturing and supportive environment. These institutions emphasize a balanced education, fostering academic achievement and personal growth, ensuring children receive a well-rounded and enriching learning experience.

Local Transport

Ffordd Wallace in Barry benefits from excellent local transport links, ensuring convenient connectivity for residents. The area is well-served by frequent bus services that provide easy access to Barry town centre and surrounding areas. For those commuting to nearby cities, the train services offer a reliable and efficient option, connecting Barry to critical destinations with regular schedules. The well-maintained road network also facilitates smooth driving, making it convenient for car owners to navigate locally and further afield locations. These robust transport options make Ffordd Wallace an ideal location for those seeking suburban tranquillity and easy access to urban amenities.

Material Information Property Report

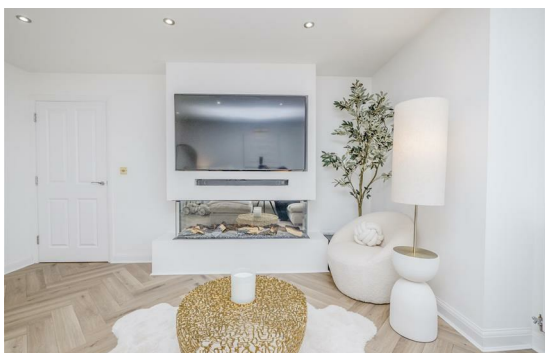
You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

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 Floorplan



**Floor Plan**  
Floor area 57.5 m<sup>2</sup> (619 sq.ft.)

TOTAL: 57.5 m<sup>2</sup> (619 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

