

# The Overview

Property Name:  
**4 Park Road, Barry**

Price:  
**£170,000**

Qualifier:  
**Asking Price**

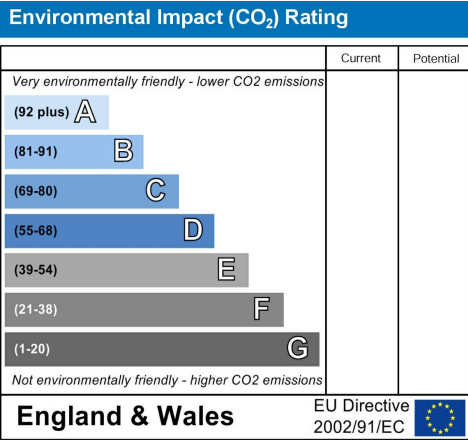
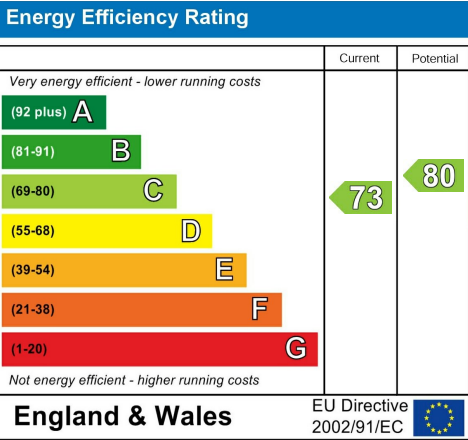
**2**

**1**

**1**

**C**

# The EPC



# The Bullet Points

- First floor two-bedroom flat
  - Bright entrance hall
  - Integrated oven and ample storage
  - Family bathroom with bath/shower and storage
  - Close to High Street shops, cafés, and local amenities
- Allocated parking space
  - Open-plan kitchen/diner/living room
  - Two bedrooms with built-in wardrobes
  - Neutral decor and light finishes throughout
  - Nearby parks, The Knap, and the coastline

Situated in the sought-after Park Court development on Park Road, Barry, this well-presented two-bedroom first-floor flat offers modern living in a convenient location, complete with an allocated parking space.

The property is accessed via a welcoming entrance hall, which is bright and airy, with neutral décor and light carpets that flow throughout. The spacious open-plan kitchen, dining, and living area provides an excellent space for both relaxing and entertaining. The kitchen is fitted with black tile-effect flooring, wooden cupboards offering ample storage, generous worktop space, an integrated oven, and a neutral, light-tiled splashback.

Both bedrooms are generously sized, each benefiting from built-in wardrobes/storage space. A well-appointed family bathroom completes the accommodation, featuring a bath with an overhead shower. This white suite features a toilet and sink, along with a handy storage cupboard.

With light walls throughout, the property enjoys a fresh and modern feel, making it an ideal home for first-time buyers, downsizers, or investors alike.

Additional Information

Type of home- First Floor Flat

EPC Rating- C

Council tax band- C

Borough- Vale of Glamorgan

Tenure: Leasehold

Lease Start Date: 08/12/1988

Lease End Date: 16/05/2087

Lease Term: 99 years from 16 May 1988

Lease Term Remaining: 61 years

( The lease is being extended by the current vendor to 999 years. )

Local Area

The property is conveniently located near Barry's High Street, offering a range of independent shops, cafés, and restaurants. Residents can also enjoy nearby Romilly Park, which is perfect for leisurely walks and outdoor activities, as well as The Knap and the coast, offering scenic seaside views and a variety of coastal leisure opportunities. This combination of vibrant local amenities and accessible green and coastal spaces makes the area an appealing place to live.

Schools

The area benefits from a selection of well-regarded schools catering to different age groups, all within easy reach of the property. These schools are recognised for their strong community focus, supportive learning environments, and a range of extracurricular activities, providing families with confidence in the quality of education available nearby.

Local Transport

The property enjoys excellent local transport links, with regular bus services and a nearby train station providing easy access to surrounding towns and cities. Commuters benefit from direct routes into Cardiff, while road connections are also convenient, allowing straightforward travel to the M4 and other major routes. This makes the location ideal for those seeking both local amenities and easy access to the broader region.

Material Information Property Report

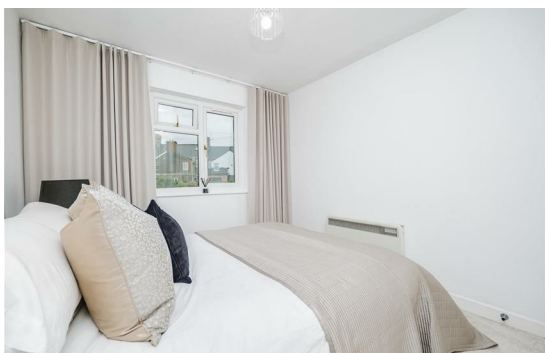
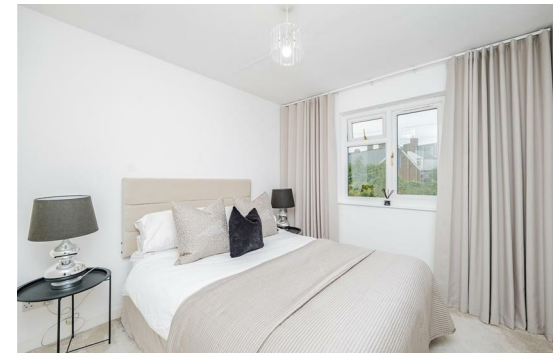
You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

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.

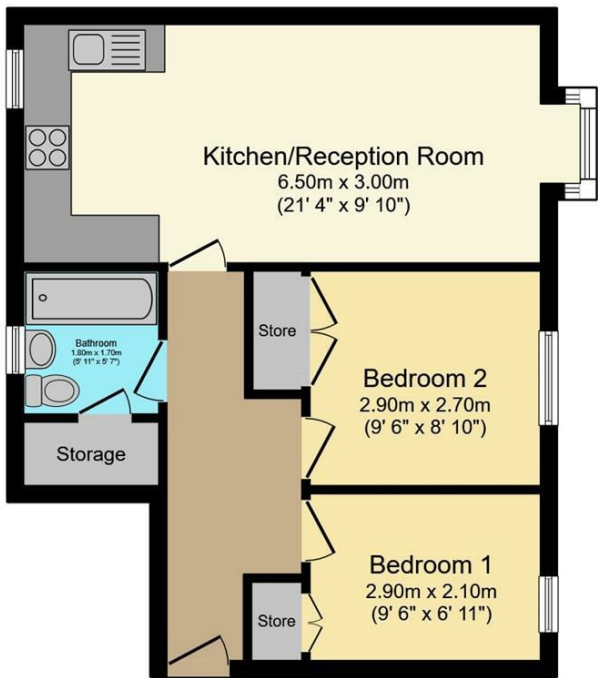


# ***The Photographs***

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# The Floorplan



Floor Plan  
Floor area 48.5 sq.m. (522 sq.ft.)

Total floor area: 48.5 sq.m. (522 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



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