

# The Overview

Property Name:  
*Clos Y Rheilffordd, Barry*

Price:  
*£160,000*

Qualifier:  
*Asking Price*

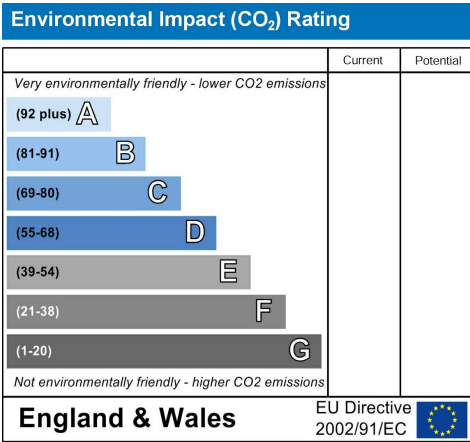
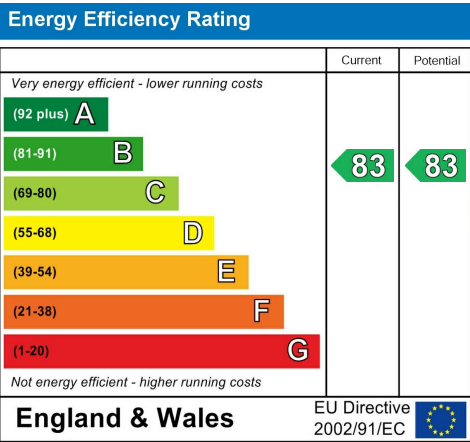
**2**

**1**

**1**

**B**

# The EPC



# The Bullet Points

- Modern top-floor apartment
  - Two spacious bedrooms
  - Private balcony
  - Stylish wood-effect flooring
  - Allocated parking space
- Built in 2021
  - Open-plan kitchen/living/dining
  - Contemporary family bathroom
  - Neutral decor throughout
  - Sought-after Barry location

# The Main Text

Welcome to this modern two-bedroom top-floor apartment, situated in the sought-after development of Clos Y Rheilffordd, Barry. Built in 2021, the property is beautifully presented throughout and benefits from an allocated parking space.

Upon entering, you are greeted by a welcoming entrance hall with stylish wood-effect flooring and crisp white walls, a theme that flows throughout the apartment. The hall also provides access to a useful storage cupboard.

The heart of the home is the open-plan kitchen, dining, and living area. The kitchen is fitted with neutral-toned wood-effect cupboards and sleek white worktops, offering ample storage and workspace. There is also room for a small dining table, making it ideal for both everyday living and entertaining. The spacious living area is filled with natural light from the windows and patio doors, which open out onto a private balcony, the perfect spot to relax and unwind.

Both bedrooms are generously sized and continue the modern décor, creating a bright and versatile space. The family bathroom is well-appointed with a bath and overhead shower, complemented by light grey splashback tiles and grey flooring for a contemporary finish.

This apartment presents an excellent opportunity for first-time buyers, downsizers, or investors alike, combining modern living with a convenient location.

Additional Information  
Type of home- Top Floor Apartment  
Tenure- Leasehold  
EPC Rating- B  
Council tax band- C  
Local Authority- Vale of Glamorgan

Tenure: Leasehold  
Lease Start Date: 01/01/2018  
Lease End Date: 01/01/3017  
Lease Term: 999 years from 1 January 2018  
Lease Term Remaining: 991 years

Local Area  
Clos Y Rheilffordd is a modern development in Barry, offering a peaceful residential setting while being close to a variety of local amenities. The area boasts nearby shops, supermarkets, and leisure facilities, along with a great selection of cafés, bars, and restaurants to enjoy. Just a short distance away is the vibrant Barry Island, well known for its sandy beaches, promenade, and attractions, as well as The Goodsheds, a unique destination offering independent food, drink, and retail experiences. With its coastal walks and numerous leisure options nearby, the location provides the perfect balance of convenience and lifestyle.

Schools  
The area surrounding Clos Y Rheilffordd benefits from a variety of schooling options, catering for all ages. Families will find both primary and secondary education within easy reach, with schools that are well-regarded locally. Many of these offer a strong sense of community and provide a good standard of education, making the location a popular choice for those looking to settle in Barry.

Local Transport  
Clos Y Rheilffordd is well connected by a range of local transport links, making it convenient for commuting and exploring the wider area. Regular bus services operate throughout Barry and into surrounding towns, while the nearby train stations provide direct routes into Cardiff and beyond. Road connections are also easily accessible, linking to major routes across South Wales, ensuring excellent connectivity for both work and leisure.

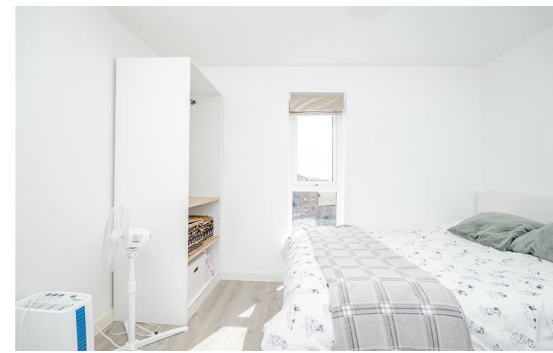
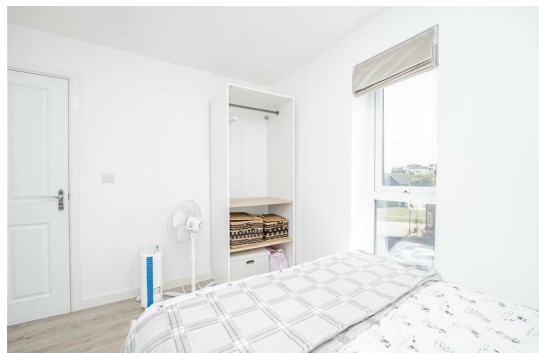
Material Information Property Report  
You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

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.

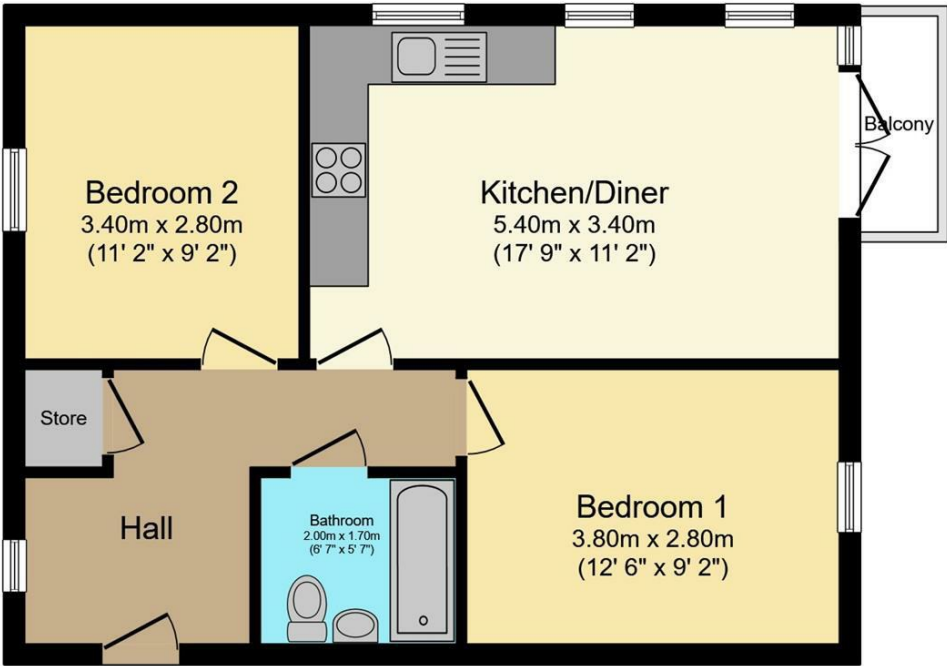


# ***The Photographs***

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# The Floorplan



Floor Plan  
Floor area 52.3 sq.m. (563 sq.ft.)

Total floor area: 52.3 sq.m. (563 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

