

# The Overview

Property Name:  
*Ffordd Y Dociau, Barry*

Price:  
*£950 Per Calendar Month*

Qualifier:  
*Per Calendar Month*

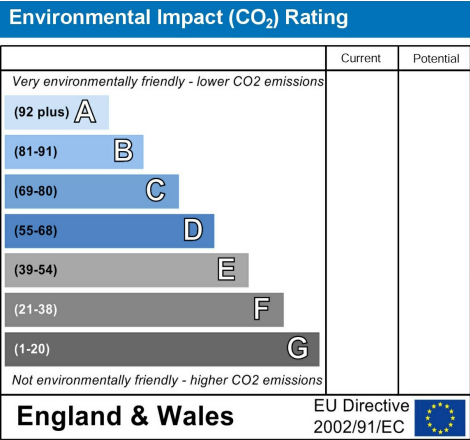
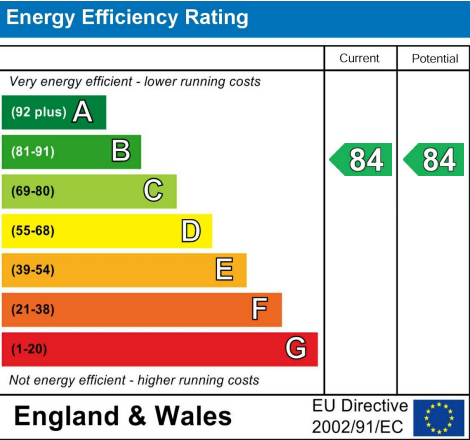
 **2**

 **2**

 **1**

 **B**

# The EPC



# The Bullet Points

- Prime location near Barry Island
  - White kitchen with grey accents
  - Stunning waterfront views
  - Main bedroom with ensuite
  - Ample storage space
- Open-plan kitchen/living/dining
  - Breakfast bar for casual dining
  - Two spacious bedrooms
  - Family bathroom
  - Allocated parking space

# The Main Text

Household Income to be considered for referencing: £28,500+

Introducing this stunning new-build two-bedroom apartment, perfectly situated on Ffordd Y Dociau in Barry, CF62 5DX, just a short walk from the vibrant Barry Island. Ideal for first-time buyers, professionals, or investors, this modern apartment offers both comfort and style, with the added convenience of an allocated parking space.

Upon entering, you are greeted by a spacious entrance hall with a handy storage cupboard to keep the space clutter-free. The heart of the home is the bright and airy open-plan kitchen, living, and dining area, designed for modern living. The sleek white kitchen units, contemporary grey worktops, and splashback tiles create a fresh and inviting space. A white oven, perfectly matching the kitchen scheme, adds a touch of elegance, while the breakfast bar offers a perfect spot for casual dining or entertaining. The living area also benefits from a storage cupboard and offers beautiful waterfront views, providing a relaxing backdrop.

The apartment boasts two generously sized bedrooms. The main bedroom features an ensuite shower room for added privacy and convenience. A modern family bathroom is also perfect for guests or family use.

This fantastic property blends style, practicality, and location, making it an excellent opportunity to enjoy coastal living in the heart of Barry.

## Additional Information

Household Income to be considered for referencing: £28,500+

Rental Amount: £950

Deposit: £1096 x5

Option for 0% Deposit

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: Apartment

Council tax band: C

County: Vale Of Glamorgan

EPC: B

## Local Area

The area surrounding Ffordd Y Dociau in Barry offers a vibrant coastal lifestyle, with Barry Island's stunning beaches and scenic waterfront just a short walk away. The nearby promenade and parks provide ideal spots for strolls. At the same time, the lively atmosphere of the island's cafes, restaurants, and independent shops makes it a popular destination for locals and visitors. The local marina adds to the charm, offering a picturesque setting and opportunities for waterside activities. With a rich mix of culture and leisure, this area perfectly balances relaxation and community spirit.

## Schools

The area around Ffordd Y Dociau in Barry is well-served by various educational institutions, offering options for families at different stages of learning. Several schools are within easy reach from primary to secondary levels, providing a broad curriculum and extracurricular activities. These institutions have strong ties to the local community and strive to offer supportive learning environments, ensuring students receive a well-rounded education. Families moving to the area can feel confident in the range of educational choices available, all within a convenient distance from home.

## Local Transport

Ffordd Y Dociau in Barry benefits from excellent transport links, making navigating the local area and beyond easy. The nearby Barry Island and Barry town centres are easily accessible, with frequent bus services and other public transport options. The area is also conveniently connected to major road networks, allowing straightforward commutes to Cardiff and surrounding regions. For those who prefer to travel by rail, the local train stations provide direct routes into Cardiff, making this location ideal for commuters and those who enjoy easy access to urban amenities.

# *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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