

# The Overview

Property Name:

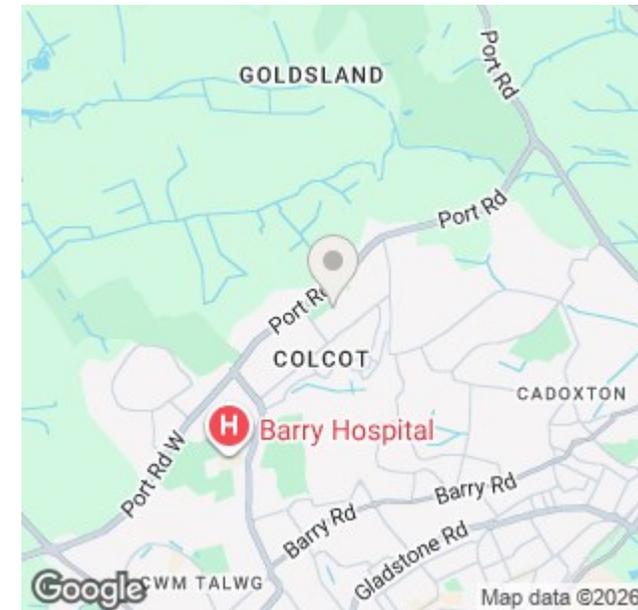
***Florence Avenue, Barry***

Price:

***£190,000***

Qualifier:

***Asking Price***



## The Bullet Points

- No Onwards Chain
- Set back from the pavement with gated front garden
- Bay-fronted lounge with feature fireplace
- Neutral décor throughout
- Outhouse with toilet and storage areas
- Three-bedroom semi-detached home
- Two spacious reception rooms
- Patio doors leading to rear garden
- Good-sized lawned rear garden
- Convenient location close to local amenities



# The Main Text

## No Onwards Chain

Florence Avenue, Barry, CF62 9XH, this well-presented three-bedroom semi-detached home sits attractively set back from the pavement, with a gated front garden offering both privacy and kerb appeal.

Upon entering, you are welcomed into a bright entrance porch, leading into a spacious hallway that provides access to the main living areas. The front reception room features a bay window, allowing an abundance of natural light to fill the space. A feature fireplace and wooden flooring add warmth and character to the room. The second reception room features a distinct style of wood-effect flooring and patio doors that open directly onto the rear garden, making it perfect for entertaining or family gatherings.

The kitchen is fitted with light wooden cupboards and contrasting black worktops, offering ample storage and workspace.

Upstairs, the property features three spacious bedrooms, each offering ample space for furnishings. The second bedroom features built-in wardrobes, providing practical storage solutions. The family bathroom includes a bath with an overhead shower, completing the upper floor. Throughout the home, neutral décor enhances the sense of space and light, creating a serene atmosphere.

From the hallway, there is access to a side walkway leading to the rear garden and outhouse, which includes a toilet and two useful storage areas. The garden is a good size, mainly laid to lawn, providing ample space for outdoor relaxation and activities.

## Additional Information

Type of home: Semi-Detached House

Tenure: Freehold

EPC: D

Council tax band: C

Borough: Vale of Glamorgan

## Local Area

Florence Avenue is situated in a popular residential area of Barry, close to a range of local amenities and leisure facilities. Nearby, residents can enjoy a selection of shops and restaurants, along with parks and green spaces ideal for walking and outdoor activities. The property is also a short drive from Barry's High Street and town centre, offering a mix of independent retailers and well-known brands. The beautiful coastline and beaches, including Barry Island and Porthkerry Country Park, are also within a short distance, providing ample opportunities to enjoy the outdoors and experience the area's coastal charm. This location strikes a perfect balance between convenience and a relaxed community feel.

## Schools

The property is well-positioned for families, with several well-regarded primary and secondary schools located within a short distance. Most are easily accessible on foot or just a few minutes' drive away, making school runs convenient and straightforward. The surrounding area offers a choice of educational settings, from early years to secondary level, ensuring suitable options for families of all ages. This makes the location particularly appealing for those seeking a home in a family-friendly neighbourhood with education close at hand.

## Local Transport

The property benefits from excellent transport links, making it convenient for commuting and travel. Regular bus services operate throughout Barry and to neighbouring areas, providing easy access to local shops and amenities. Barry also offers several train stations within a short distance, with frequent services to Cardiff and other surrounding towns. For those travelling by car, the property is well connected via the A4050 and A4231, linking easily to the M4 motorway and beyond. This makes travel to Cardiff, Bridgend, and other parts of South Wales straightforward, ideal for both work and leisure journeys.

## 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

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



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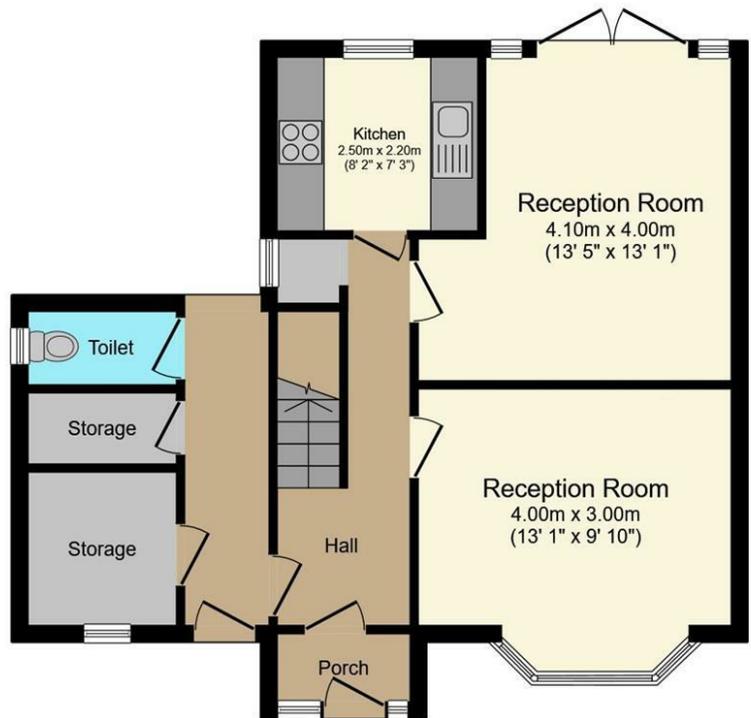
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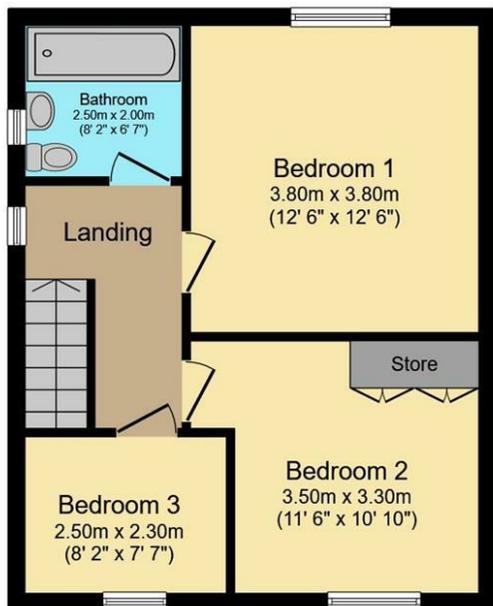
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# The Floorplan



**Ground Floor**  
 Floor area 57.3 sq.m. (617 sq.ft.)



**First Floor**  
 Floor area 41.8 sq.m. (449 sq.ft.)

Total floor area: 99.1 sq.m. (1,066 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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

