

The Overview

Property Name:

12 Heol Broadland, Barry, CF62 5AE

Price:

£130,000

Qualifier:

Asking Price



The Bullet Points

- One-bedroom top-floor apartment
- Spacious and bright reception room
- Generously proportioned double bedroom
- Allocated private parking space
- Useful built-in storage cupboards
- Attractive waterfront views
- Separate fitted kitchen
- Bathroom with bath and shower attachment
- Additional visitor parking spaces
- Approximately 43.8 sq m (471 sq ft) of accommodation



The Main Text

A well-presented, top-floor one-bedroom apartment with waterfront views, allocated parking, and spacious accommodation, ideally located in a desirable residential development in Barry.

Conrad Estate Agents are delighted to present this attractive one-bedroom apartment, offering an excellent opportunity for first-time buyers, investors or those looking to downsize. Situated on the top floor of an established residential development, the property offers pleasant waterfront views, generous living accommodation, and the convenience of an allocated parking space, plus additional visitor parking.

The apartment offers approximately 43.8 sq m (471 sq ft) of accommodation, with a practical layout designed for comfortable everyday living.

Upon entering the property, a central entrance hallway provides access to the principal rooms, with built-in storage cupboards for household essentials.

The spacious reception room is a particular highlight of the apartment, with a bright, welcoming atmosphere and multiple windows that let natural light fill the room. The generous proportions offer ample space for comfortable lounge furniture and a dining area, making it ideal for relaxing or entertaining guests. The elevated top-floor position also provides attractive waterfront views.

The separate fitted kitchen features a range of wood-effect wall and base units, complementary work surfaces, and tiled splashbacks. The kitchen provides practical preparation and storage space, with room for essential appliances.

The double bedroom offers a comfortable, peaceful retreat, with a window providing natural light and enough space for a double bed and additional bedroom furniture.

The accommodation is completed by a bathroom fitted with a panelled bath and overhead shower attachment, wash-hand basin, and WC, with tiled wall finishes.

Externally, the property benefits from an allocated parking space, with additional visitor parking available within the development. The surrounding communal grounds and established greenery create a pleasant residential setting.

Located within easy reach of Barry town centre, Barry Island, and the waterfront, the apartment offers convenient access to local shops, supermarkets, leisure facilities, and transport links.

This property represents an excellent opportunity to acquire a manageable, well-positioned apartment with waterfront views and dedicated parking in Barry. Early viewing is highly recommended.

Local Area

Situated in the popular Barry Waterfront area, Heol Broadland offers an excellent balance of coastal living and everyday convenience. The property is close to Barry's vibrant town centre, with its independent shops, cafés, restaurants, and essential amenities.

Nearby Barry Waterfront Retail Park offers convenient shopping, including Morrisons, while the popular Goodsheds development provides a variety of independent food outlets and social spaces.

Barry Island is also close by, renowned for its sandy beaches, scenic coastal walks, traditional seaside attractions and popular cafés. The location offers an appealing lifestyle for those who want to enjoy the coast while staying connected to the wider Vale of Glamorgan and Cardiff.

Transport Links

The apartment is conveniently positioned for excellent road and public transport connections, making it particularly attractive to commuters.

Barry railway station is about 0.5 miles away, and Barry Island and Barry Docks railway stations are also within easy reach. These stations offer regular services to Cardiff and connections across the wider rail network.

Local bus services operate nearby, providing convenient access to Barry town centre, surrounding residential areas and Cardiff. Road users can access the A4050 and A4232, linking to Cardiff, the M4 motorway, and surrounding destinations.

Cardiff Airport is also accessible by road, making the location convenient for regular travellers.

Schools & Education

The property is conveniently located within reach of established primary and secondary schools, making the wider area appealing to buyers planning for future educational needs.

Nearby primary schools include High Street Primary School, Gladstone Primary School, Barry Island Primary School and Welsh-medium options such as Ysgol Gymraeg Sant Curig and Ysgol Gymraeg Sant Baruc.

Secondary education is available in Barry, including Whitmore High School and Ysgol Gymraeg Bro Morgannwg, which offer English-medium and Welsh-medium options.

The wider Vale of Glamorgan also offers further education opportunities, including Cardiff and Vale College, while Cardiff provides access to several universities and higher education institutions.

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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The Floorplan



Floor Plan

Total floor area: 43.8 sq.m. (471 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

