



## 25 Rhodfa Sweldon, Barry

£295,000 Freehold

OLD BARRY WATERFRONT LOCATION • EXTENDED • THREE BEDROOM SEMI DETACHED PROPERTY • SPACIOUS LOUNGE, KITCHEN/DINER AND A SUN ROOM • FIRST FLOOR FAMILY BATHROOM PLUS DOWNSTAIRS WC • DRIVEWAY PARKING FOR THREE VEHICLES PLUS A GARAGE • EPC D65 • EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES





This extended three bedroom semi-detached house is perfectly positioned in the highly sought-after old Barry Waterfront, offering a blend of modern living and coastal charm. The property boasts a spacious lounge, well-appointed kitchen/diner and a delightful sunroom, creating a warm and inviting atmosphere throughout. Upstairs, you will find three bedrooms, complemented by a family bathroom, while downstairs features a convenient WC. Outside, the property benefits from a driveway with parking for three vehicles, along with a garage, ensuring ample space for all your parking needs. With an EPC rating of D65 and excellent transport links to boot, this home is the epitome of comfortable living, just moments away from a host of local amenities.

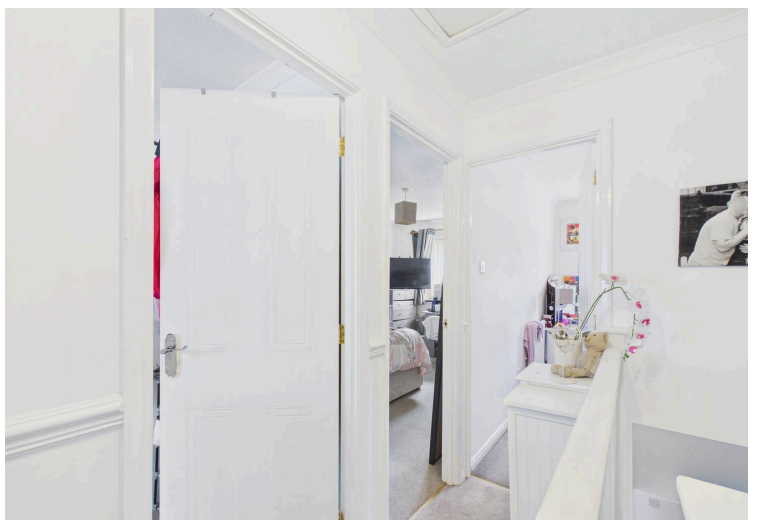
Step out of the French doors from the sunroom onto a charming decking area, perfect for relaxing and entertaining. Extending to the rear of the garden, the decking offers a tranquil outdoor space ideal for al-fresco dining. The outdoor area is further enhanced by decorative stones and a storage shed, providing practical solutions for your gardening needs. A lovely summerhouse adds a touch of elegance to the garden, offering additional living space for various uses. Fully enclosed by well-maintained timber fencing, the garden provides a safe and private environment for outdoor enjoyment.

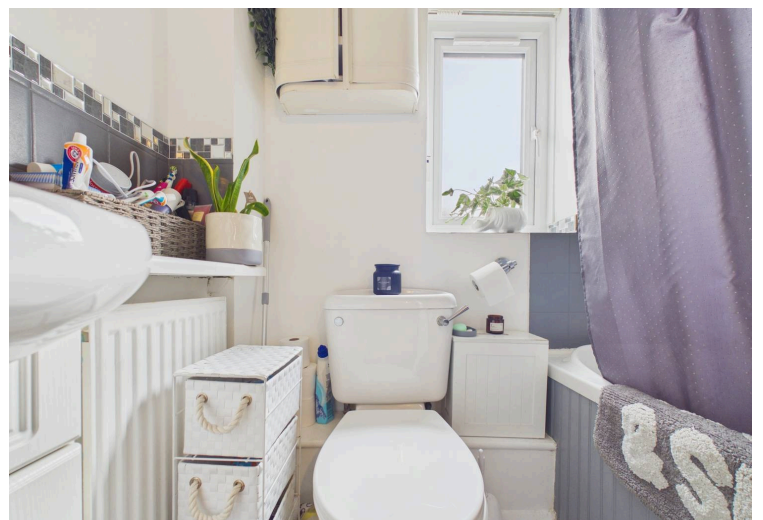
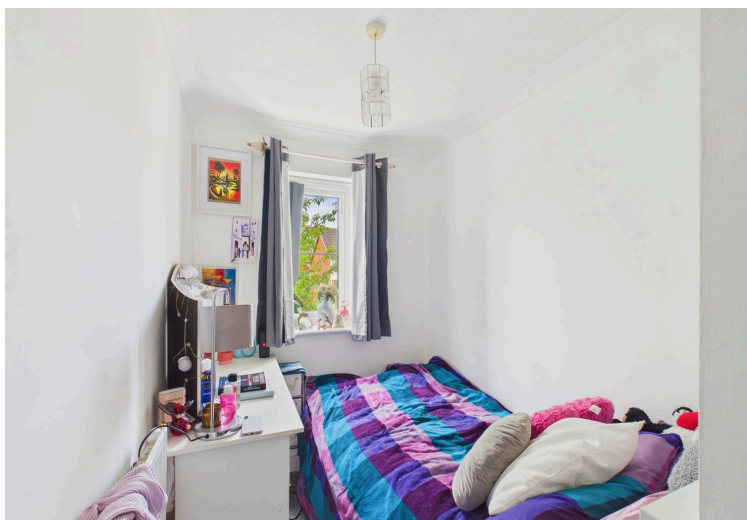
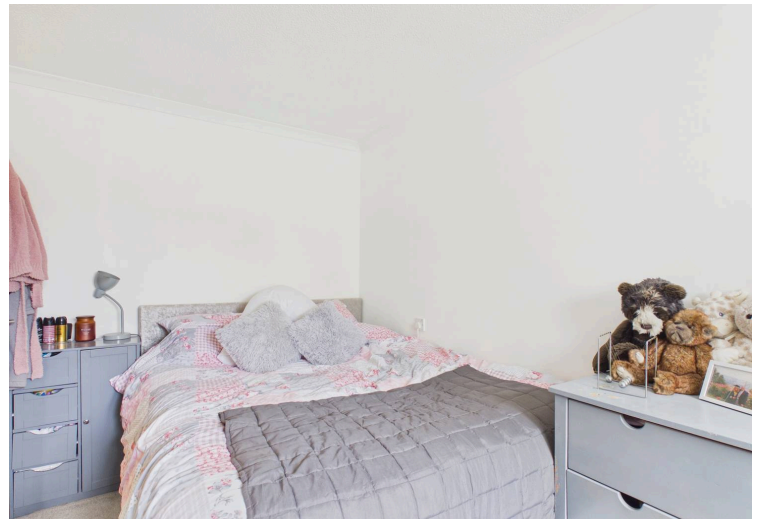
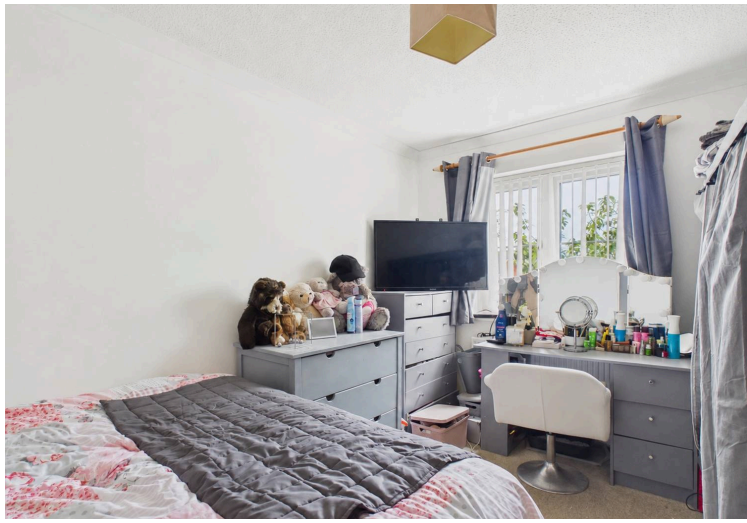
Council Tax band: TBD

Tenure: Freehold

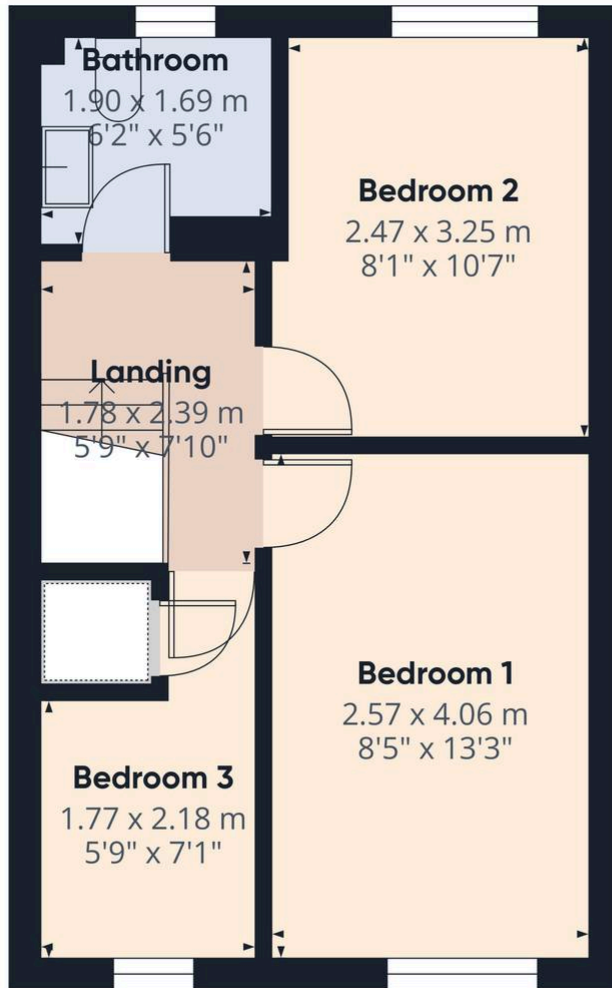
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C









First Floor



**Approximate total area<sup>(1)</sup>**  
29.4 m<sup>2</sup>  
316 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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