



HEOL SIRHWI

BARRY



# HEOL SIRHWI

CWM TALWIG, CF62 7TG

£425,000 -

FREEHOLD



4 Bed



2 Bath



0.00 sq ft

KNIGHTS are delighted to offer the sale of this beautifully presented dormer-bungalow on Heol Sirhwi, Barry. This four double bedroom property is tucked away in a quiet cul-de-sac, located in the popular Cwm-Talwg area, close to local shops, schools, public transport routes. With renovations throughout, this property is ready to move in and a must see to appreciate.

Property briefly comprising; Entrance, Porch, Hallway, Living room, Open-plan Kitchen/Diner, W/C and two double bedrooms to the ground floor. Two double bedrooms and family bathroom to the first floor. Integral garage. Off road parking for multiple vehicles.

## ENTRANCE

Via UPVC door with obscure glass panels leading into;

## PORCH

7'4" x 3'9"

UPVC double glazed obscure windows to the side and rear elevation. Tiling to floor. UPVC door with decorative obscure glass panels leading into;

## HALLWAY

Coving to ceiling. Staircase rising to first floor landing with fitted carpet and understairs storage cupboard. Radiator. Wood effect flooring. Doors off to all rooms.

## LIVING ROOM

15'5" x 13'0"

UPVC double glazed bi-folding doors to the rear elevation overlooking and leading to rear garden. Coving to ceiling. Radiator. Fitted carpet.

## OPEN KITCHEN/DINING/BREAKFAST ROOM

35'10" x 14'1"

KITCHEN - 15'04" x 7'05"

UPVC double glazed window to the side elevation. Spotlights to ceiling. Range of modern wall and base units with wooden work surfaces over. Ceramic one and a half bowl sink and drainer with mixer tap over. Tiling to splash back areas. Ample space for American style fridge/freezer. Integrated double oven, four-ring electric hob, microwave and dishwasher. Tiling to floor. Archway into;

BREAKFAST ROOM - 9'11" x 8'04"

UPVC double glazed window to the side elevation. Pyramid skylight providing plenty of natural lighting. Spotlights to ceiling. Exposed brick walls. Wooden breakfast bar continuing from windowsill with undercounter storage and wine fridge. Modern style Radiator. Continuation of the tiling to floor. Door into garage. Open to;

DINING ROOM - 14'01" x 10'07"

UPVC double glazed window to the side elevation and bi-folding doors to the other side, overlooking and leading to the rear garden. Pyramid skylight and spotlights to ceiling. Exposed brick wall. Modern style radiator. Continuation of tiling to floor.

## W/C

6'11" x 3'3"

UPVC double glazed obscure window to the side elevation. Low level W/C. Vanity unit housing the wash hand basin with mixer tap over. Heated towel rail. Tiling to all walls and floor.

## BEDROOM THREE

13'3" x 9'9"

UPVC double glazed window to the front elevation. Coving to ceiling. Radiator. Continuation of the wood effect flooring.

## BEDROOM FOUR

10'9" x 10'5"

UPVC double glazed window to the front elevation. Coving to ceiling. Radiator. Continuation of the wood effect flooring.

## FIRST FLOOR LANDING

UPVC double glazed obscure window to the side elevation. Smoke detector. Access to loft space. Large storage cupboard housing the brand new combination boiler. Fitted carpet. Doors off the bedrooms and bathroom.



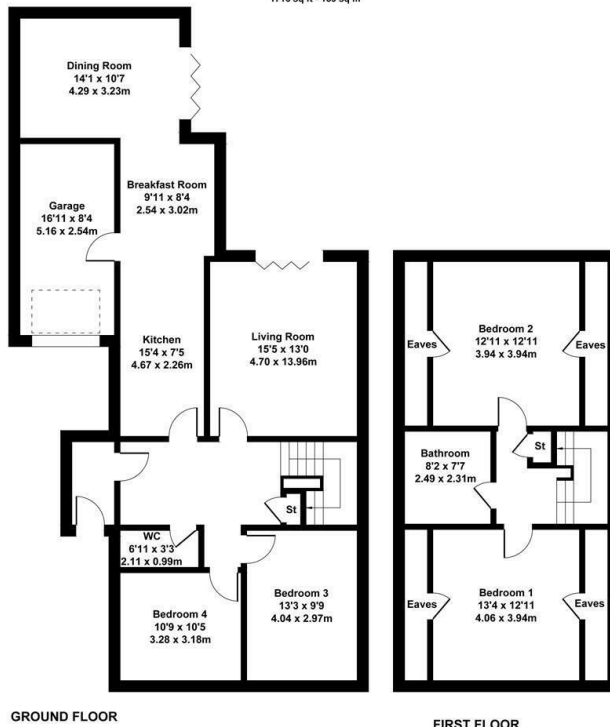




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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



**Heol Sirhwi**  
Approximate Gross Internal Area  
1716 sq ft - 159 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS