



ST. BRANNOCKS CLOSE

BARRY



# ST. BRANNOCKS

, C F 62 7N H

GUIDE PRICE

£295,000 -

FREEHOLD



3 Bed



1 Bath



sq ft

Nestled in the tranquil cul-de-sac of St. Brannocks Close in Barry, this charming mid-terrace house presents an excellent opportunity for families seeking a comfortable and inviting home. With three well-proportioned bedrooms, this property is ideal for those looking to settle down in a friendly neighbourhood.

Upon entering, you are greeted by two spacious reception rooms, perfect for both relaxation and entertaining guests. The heart of the home is undoubtedly the large kitchen, which has been thoughtfully extended to provide ample space for culinary adventures and family gatherings. This area is designed to be both functional and welcoming, making it a delightful space for everyday living.

The property boasts a well-appointed bathroom, ensuring convenience for the entire family. Additionally, off-road parking for one vehicle adds to the practicality of this home, making it easier for you and your guests to come and go with ease.

St. Brannocks Close is a peaceful location, offering a sense of community while still being within easy reach of local amenities and transport links. This family home is not just a place to live; it is a place to create lasting memories. If you are searching for a property that combines comfort, space, and a friendly atmosphere, this delightful house in Barry is certainly worth considering.

**PORCH**  
5'10" x 3'11"

**HALLWAY**  
3'04" / 2'07"

**LIVING ROOM**  
13'09" x 15'03" / 14'06" / 18'00"

**DINING ROOM**  
13'04" x 7'10"

**UTILITY / W/C**  
7'02" x 3'11"

**KITCHEN**  
16'08" x 9'11"

**BEDROOM ONE**  
13'02" x 9'11"

**BEDROOM TWO**  
11'02" x 8'06"

**BEDROOM THREE**  
7'11" / 4'10" x 10'02" / 6'07"

**BATHROOM**  
6'06" x 5'06"







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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	



St Brannocks Close, Barry, CF62 7NH



Total Area: 92.6 m<sup>2</sup> ... 997 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS