

**Property Name:**  
**24 Clos Celyn**  
**Barry**  
**CF63 1FW**

**Price:**  
**£290,000**

**Qualifier:**  
**Asking price**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	78	
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

## The Bullet Points

- Stylish entrance porch with convenient access to a downstairs toilet.
- Beautifully designed kitchen/diner with marble countertops.
- Patio doors leading to a meticulously maintained garden with large seating area.
- Master bedroom with en-suite shower room and built-in wardrobes.
- Family bathroom with bath/shower combination.
- Ample storage space including a storage cupboard on the landing.
- Two parking spaces for added convenience.
- Natural light flows through glass doors connecting living spaces.
- Spacious living room with modern fireplace.
- Well-connected to local amenities and transport links.



# The Main Text

Welcome to Clos Celyn, Barry, CF63 1FW – a charming three-bedroom semi-detached home that combines modern living with timeless elegance. Upon entering, you are greeted by an inviting entrance porch with convenient access to a stylish downstairs toilet.

The spacious living room, adorned with a modern aesthetic, features a lovely fireplace and stunning glass doors that open to both the porch and kitchen, allowing natural light to flow beautifully throughout the space. This seamless connection between rooms creates a warm and welcoming atmosphere, perfect for both relaxation and entertaining.

The beautifully designed kitchen/diner is a highlight of this home. It boasts elegant quartz countertops and ample space for a dining table. The patio doors lead to a beautifully maintained garden, which offers a large patio seating area, a brick shed, and rear access—ideal for enjoying outdoor living.

Upstairs, the property offers three well-appointed bedrooms. The master bedroom includes an en-suite shower room and built-in wardrobes, providing both comfort and convenience. The family bathroom features a bath/shower combination, and there is an additional storage cupboard on the landing, ensuring ample storage space for your needs.

Two parking spaces are completed in this wonderful home, adding to the overall convenience and appeal.

## Additional Information

Type of home: Semi-detached House

Tenure: Freehold

EPC: C

Council tax band: D

Borough: Vale of Glamorgan

## Local Area

Nestled in the heart of Barry, Clos Celyn enjoys a prime location within a vibrant

community. Residents benefit from easy access to amenities and attractions, making everyday living a breeze. Nearby, you'll find a variety of shops, ranging from quaint boutiques to convenient supermarkets, providing everything you need right at your doorstep. Stroll through the picturesque parks and green spaces throughout the area, perfect for picnics or afternoon walks. Barry boasts a rich culture, offering entertainment and enrichment for all ages. For those seeking relaxation, the beautiful beaches along the coastline provide endless opportunities for sun-soaked days and seaside adventures. With its unbeatable combination of convenience, natural beauty, and cultural offerings, the local area surrounding Clos Celyn will surely delight residents and visitors alike.

## Schools

In the vicinity of Clos Celyn, families have access to diverse educational options catering to students of all ages. From early childhood learning centres to secondary education facilities, the local area boasts a variety of schools renowned for their commitment to academic excellence and holistic development. Parents can choose from a selection of public and private institutions, each offering unique programs and extracurricular activities tailored to meet the needs and interests of students. With dedicated educators, state-of-the-art facilities, and a focus on fostering a supportive learning environment, the schools in the area provide an outstanding foundation for the educational journey of young minds.

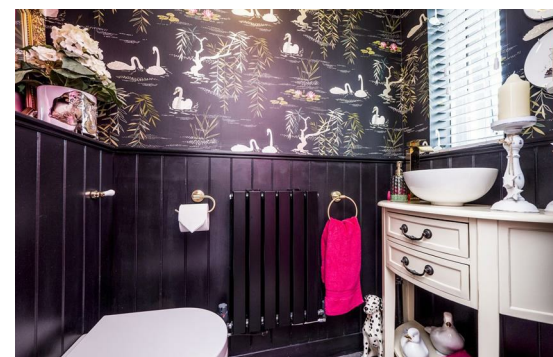
## Local Transport

The local area surrounding Clos Celyn benefits from excellent transport links, ensuring convenient connectivity for residents. With frequent bus services running through the neighbourhood, accessing nearby amenities and attractions is quick and effortless. Additionally, for those commuting to nearby towns or cities, the property enjoys easy access to major roadways, facilitating smooth travel by car. The nearby train station provides efficient rail services to various destinations for longer journeys, offering a convenient alternative to driving. Whether travelling locally or venturing further afield, the well-connected transport network ensures that residents of 24 Clos Celyn can easily explore all the surrounding area offers.



# The Photographs

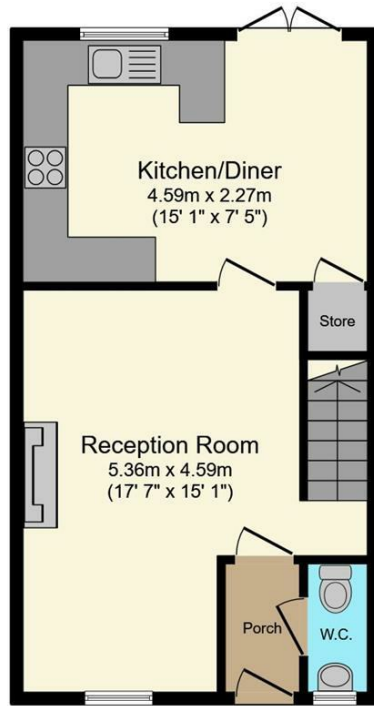
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# The Photographs

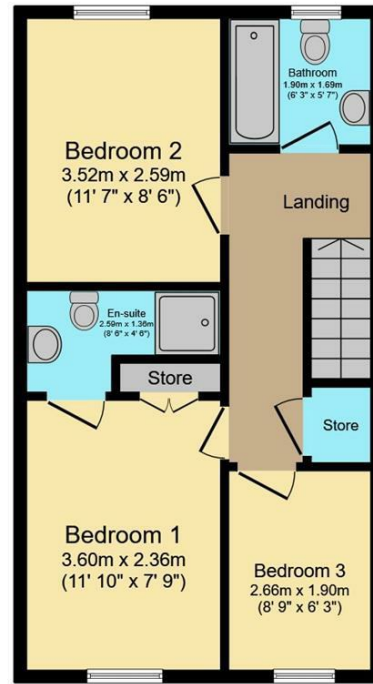
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**Ground Floor**

Floor area 39.9 m<sup>2</sup> (429 sq.ft.)



**First Floor**

Floor area 39.8 m<sup>2</sup> (429 sq.ft.)

**TOTAL: 79.7 m<sup>2</sup> (858 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](http://www.Propertybox.io)

