



**Elm House Merthyr Dyfan Road, Barry CF62 9TL**



**welcome to**  
**Elm House Merthyr Dyfan Road,**  
**Barry**

- Traditional Detached Property
- Three Reception Rooms
- Games Room with Sauna
- Kitchen and Utility Room
- Four Bedrooms

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

**£600,000**

RARE to the market, nestled behind gates and situated in the middle of spacious grounds is this traditional dwelling since 1822, The property is CHAIN FREE and must be viewed to appreciate this one of a kind property. CALL NOW ON 01446 747878 TO VIEW.



**Entrance Hall**

**Reception Room One**

12' 9" x 12' 4" ( 3.89m x 3.76m )

**Reception Room Two**

11' 10" x 12' 7" ( 3.61m x 3.84m )

**Kitchen**

11' 10" x 6' 9" ( 3.61m x 2.06m )

**Utility Room**

12' 1" x 8' 1" ( 3.68m x 2.46m )

**Dining Room**

11' 9" x 13' 10" ( 3.58m x 4.22m )

**Games Room**

24' 4" x 14' 4" ( 7.42m x 4.37m )

**Wet Room**

**Inner Hallway**

**Landing**

**Bedroom One**

19' 6" x 11' 5" ( 5.94m x 3.48m )

**Bedroom Two**

12' 5" x 12' 11" ( 3.78m x 3.94m )

**Bedroom Three**

12' 7" wardrobes x 12' 10" ( 3.84m wardrobes x 3.91m )

**Bedroom Four**

13' 11" x 8' 7" ( 4.24m x 2.62m )

**Garage**

**Rear Garden**

**Front Garden**

**view this property online** [allenandharris.co.uk/Property/BRY107735](http://allenandharris.co.uk/Property/BRY107735)



**Property Ref:**  
BRY107735 - 0010

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