





## 17 Willow Crescent

Barry, Barry

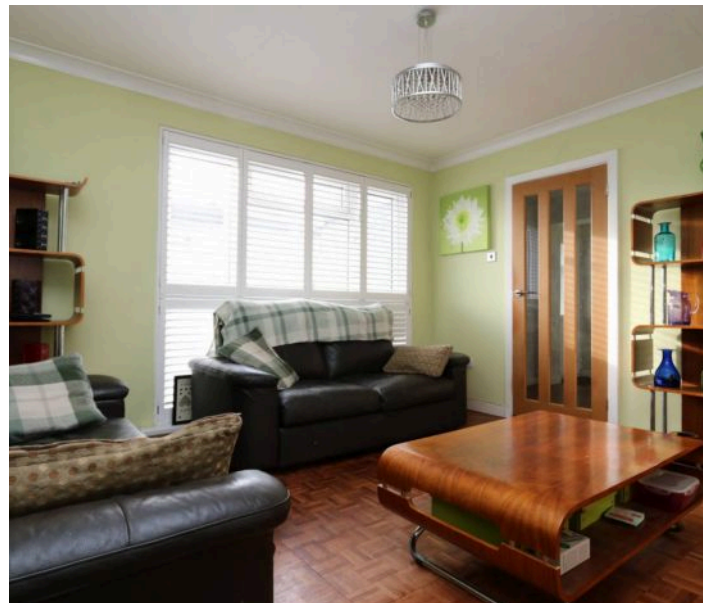
Spacious five bedroom semi-detached home with a modern fitted kitchen, double driveway, garage and enclosed rear garden. Quiet location, ideal for families. EPC rating D62. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- FIVE BEDROOM SEMI-DETACHED PROPERTY
- EXTENDED OVER THE GARAGE - POTENTIAL TO EXTEND TO THE REAR (STPP)
- WELL PRESENTED THROUGHOUT
- SPACIOUS SEPARATE LOUNGE AND DINING ROOM
- LARGE MODERN FITTED KITCHEN
- DOWNSTAIRS WC/UTILITY PLUS FIRST FLOOR FAMILY BATHROOM
- LARGE FULLY ENCLOSED AND WELL MAINTAINED REAR GARDEN
- BLOCK PAVED DOUBLE DRIVEWAY
- INTEGRAL GARAGE
- EPC D62





### **Porch**

11' 1" x 4' 3" (3.39m x 1.29m)

Entrance into the property via a modern composite front door with opaque glazing into an entrance porch. The porch has tiled flooring, brick walls and a smooth ceiling. There are front aspect windows, an opaque window looking through into the hallway and a uPVC door with opaque glazing giving access to the hallway.

### **Hallway**

The hallway has real wood parquet flooring, papered walls and a smooth coved ceiling. There is a radiator, a carpeted staircase giving access to the first floor and doors giving access to two storage cupboards, the lounge and the kitchen.

### **Lounge**

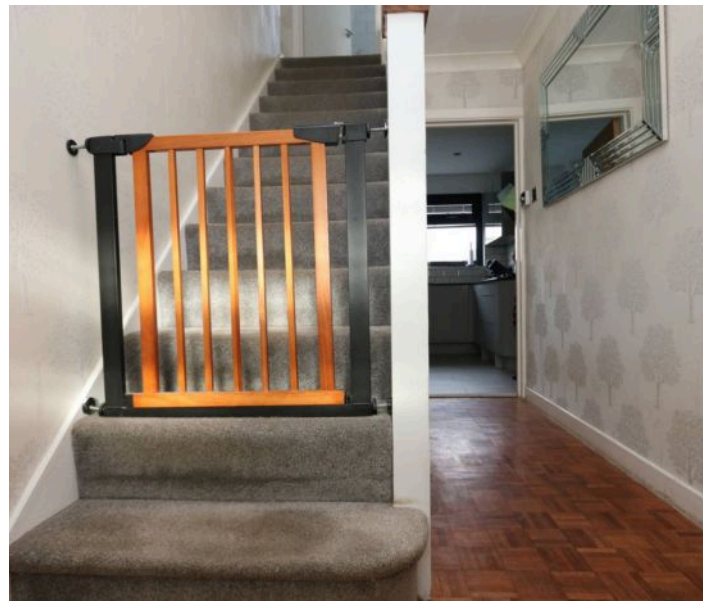
12' 10" x 12' 9" (3.92m x 3.88m)

The lounge has real wood parquet flooring, smooth walls and a smooth coved ceiling. There is a large front aspect window with shutters, a feature fireplace with a wooden mantel and a radiator. A door leads through into the dining room.

### **Dining Room**

10' 6" x 9' 7" (3.20m x 2.91m)

A continuation of the real wood parquet flooring, smooth walls and a smooth coved ceiling. There is a large rear aspect window with shutters, a radiator and a door leading through into the kitchen. Ample space for a large dining table and chairs.





### Kitchen

16' 5" x 9' 5" (5.01m x 2.88m)

The kitchen has wood effect floor tiles, smooth walls and a smooth ceiling with spotlights. The kitchen comprises a good range of matching grey high gloss eye and base level units with complementing worktops. There is a grey composite sink inset with a stainless steel mixer tap over top and a tiled splash back. Integrated appliances include a four-ring gas hob, an extractor hood, an eye-level double oven and a dishwasher. There is also space for a freestanding fridge-freezer. There is a radiator, a rear aspect window, double-opening French doors leading out onto the patio, a door giving access to the downstairs WC/utility and a door giving access to the garage. There is ample space for a breakfast table and chairs as required.

### WC/Utility

Vinyl flooring, waterproof wall panelling and a smooth ceiling. A two piece white suite comprising a WC with a push button flush and a vanity wash basin with a stainless steel mixer tap overtop. Space and plumbing for a washing machine and tumble dryer (stacked). An opaque rear aspect window.

### Landing

A carpeted staircase leads up to a carpeted landing with papered walls and a smooth coved ceiling. Doors give access to five bedrooms, a family bathroom and a storage cupboard. Loft access.

### Bedroom One

13' 7" x 9' 1" (4.13m x 2.78m)

Carpeted, half-height wall paneling with the remainder of the walls being papered and a smooth ceiling. There is a front aspect window with shutters, a radiator and ample fitted wardrobes. Measurements exclude the depth of the fitted wardrobes.





#### **Bedroom Two**

10' 9" x 10' 1" (3.27m x 3.08m)

Carpeted, papered walls with a feature acoustic panelled wall and a smooth ceiling. A front aspect window with shutters, a radiator and two double fitted wardrobes. Measurements exclude the depth of the fitted wardrobes.

#### **Bedroom Three**

11' 3" x 9' 5" (3.42m x 2.88m)

Carpeted, smooth walls with a feature papered wall and a smooth coved ceiling. There is a rear aspect window with shutters and a radiator.

#### **Bedroom Four**

11' 2" x 8' 7" (3.41m x 2.61m)

Carpeted with smooth walls and a smooth ceiling. There is a rear aspect window with shutters and a radiator.

#### **Bedroom Five**

8' 9" x 7' 10" (2.67m x 2.39m)

Carpeted with a smooth coved ceiling. A front aspect window with shutters, a radiator and storage space over the stairs.

#### **Bathroom**

7' 7" x 5' 6" (2.31m x 1.67m)

Tiled flooring, full height wall tiling and a smooth ceiling. A three piece white suite comprising a close coupled WC with push button flush, a pedestal wash basin with a stainless steel mixer tap over top and a bath with a stainless steel thermostatic shower inset and a glass shower screen. There is also a radiator and a rear aspect opaque window.





### **FRONT GARDEN**

A double block-paved driveway bordered by brick walls and an L-shaped raised flower bed to the right hand side.

### **REAR GARDEN**

Step out of the double opening French doors onto an initial area of patio. The garden is largely laid to lawn with a raised flower bed to the left and an area of decking to the rear, perfect for alfresco dining or relaxing in the sun. The garden is fully enclosed by timber fencing.

### **DRIVEWAY**

2 Parking Spaces

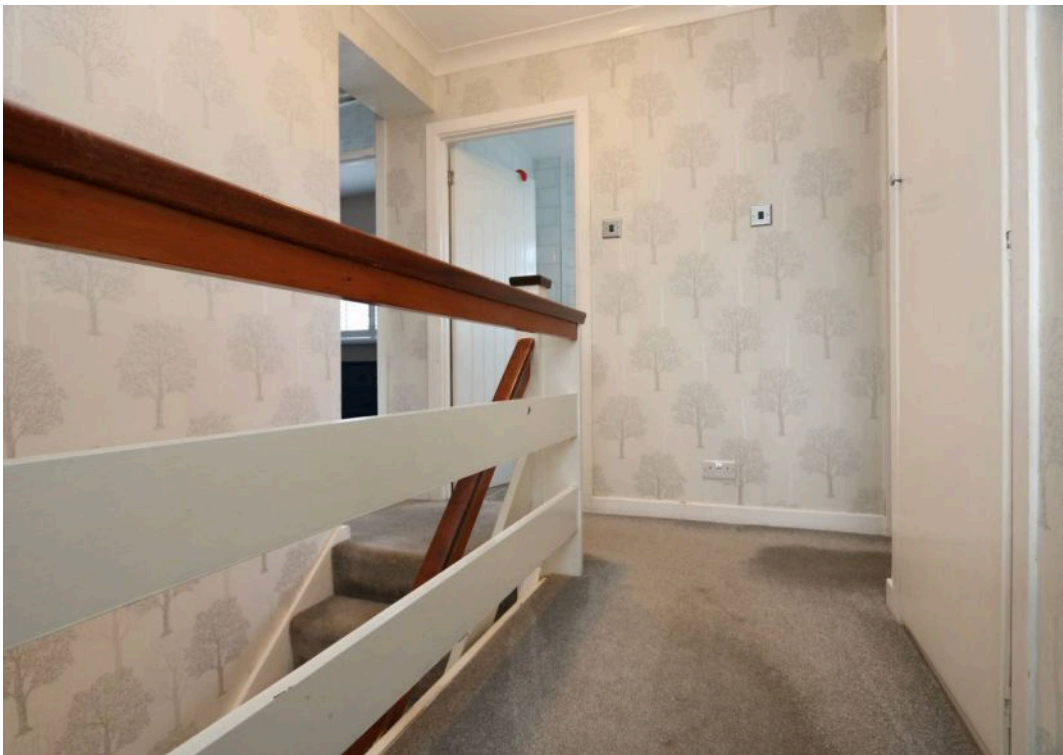
The property benefits from a block-paved double driveway.

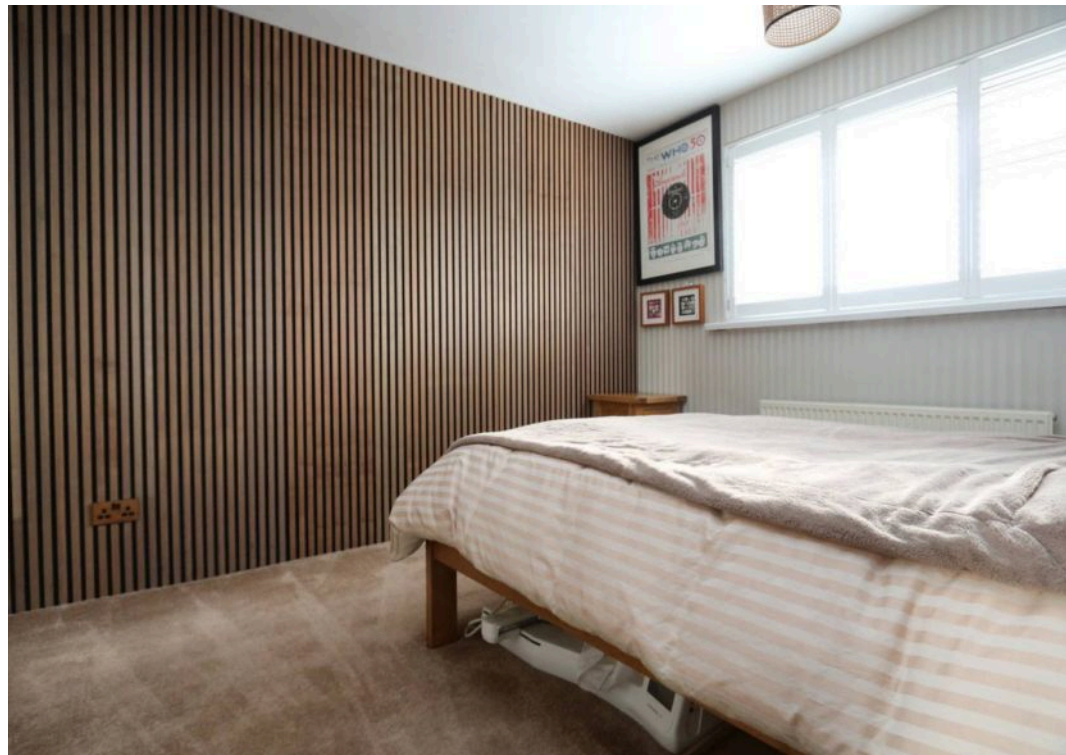
### **GARAGE**

Single Garage

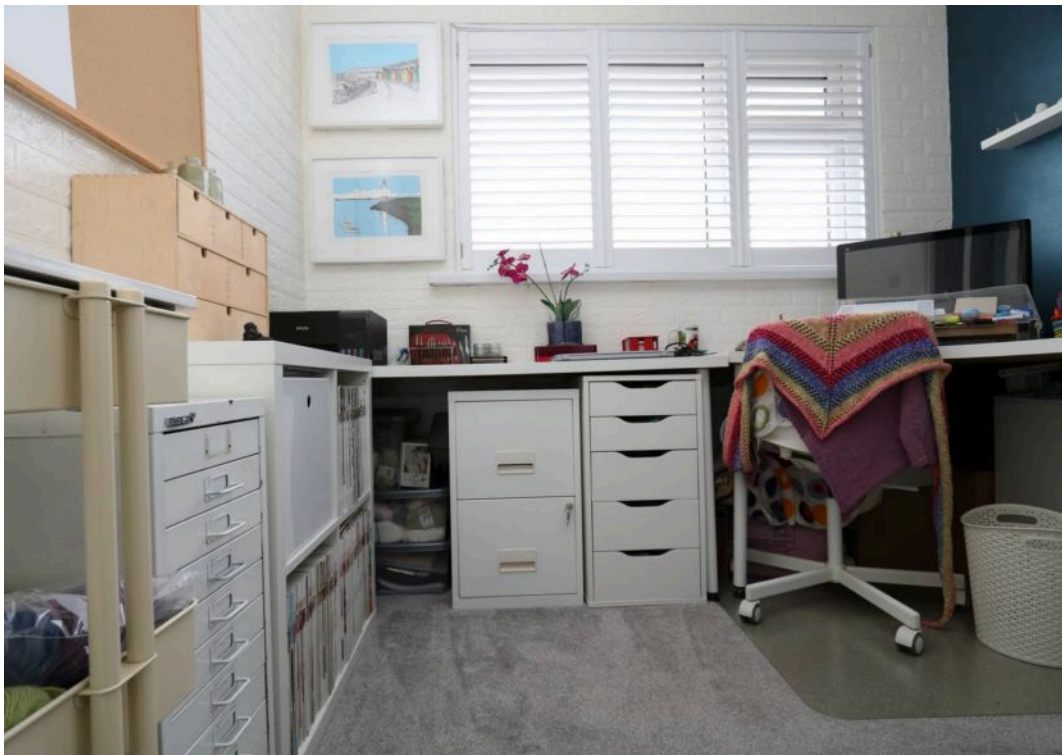
Integral garage providing secure parking for one small vehicle.

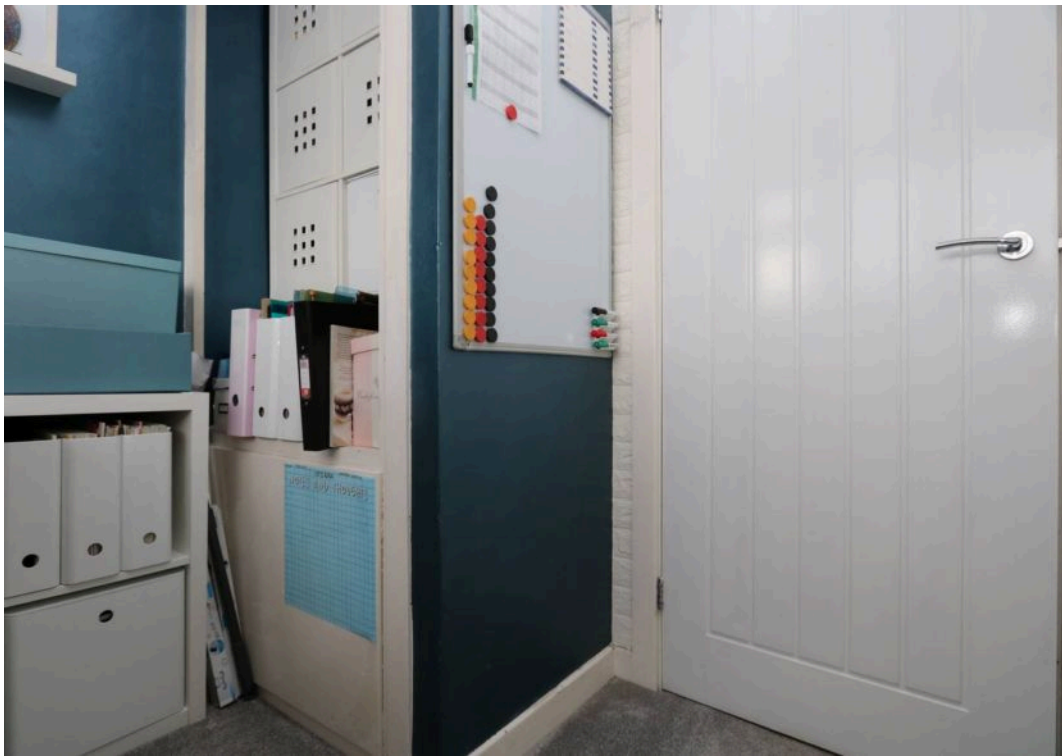




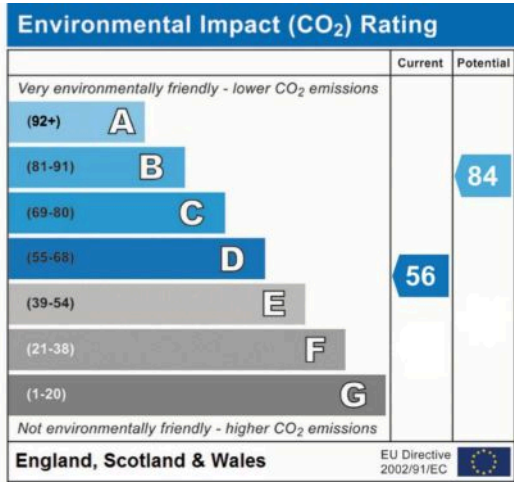
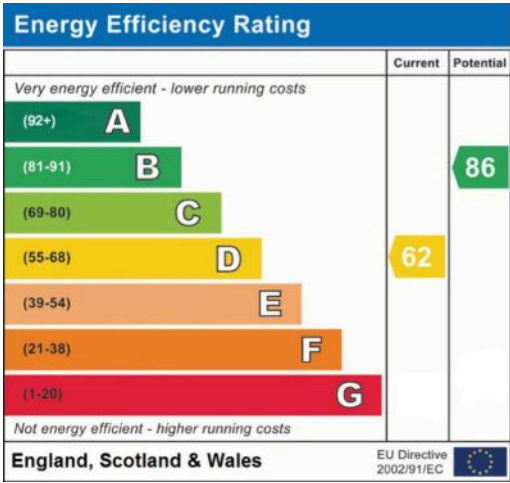






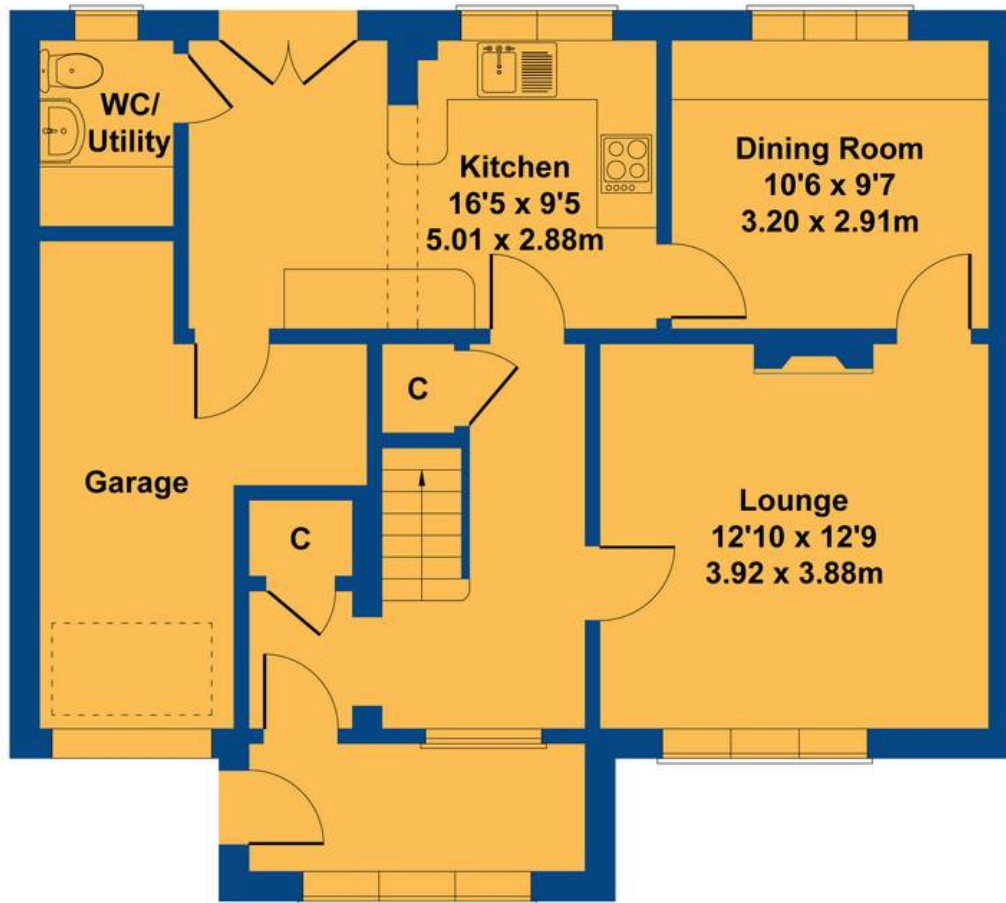




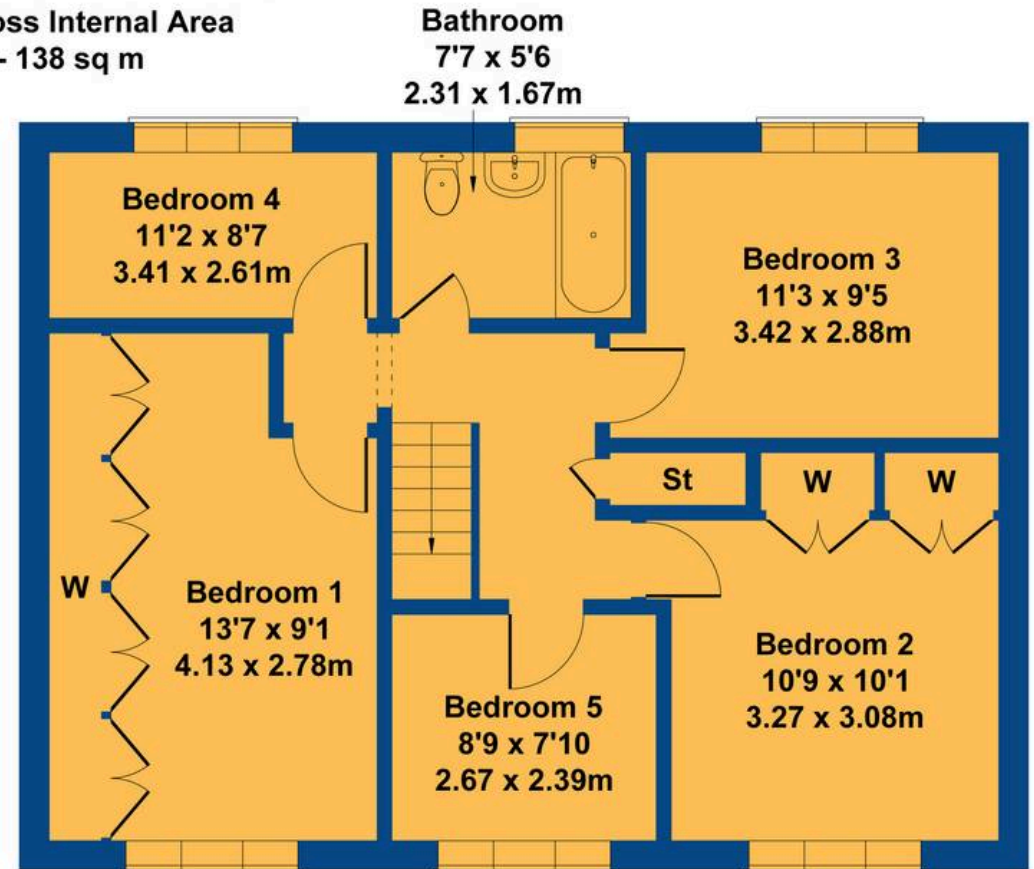


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Approximate Gross Internal Area  
1485 sq ft - 138 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



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