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CARDIFF VALE CAERPHILLY BRISTOL





It's always a pleasure coming back here. The layout works really well, with the garage conversion making a huge difference to the overall living space. It also allows for a much larger kitchen than you would typically find in this style of property, creating a much more practical and spacious home.

Comments by Miss Georgia Farr



Property Specialist

Miss Georgia Farr

Sales Negotiator

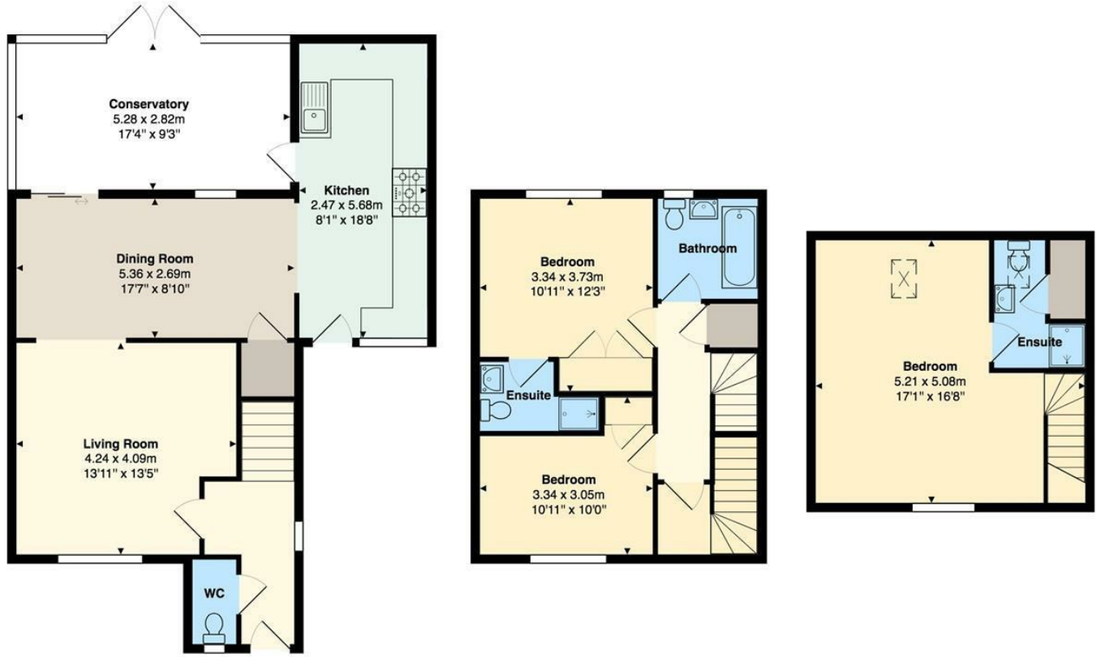
georgia@jeffreyrossandknights.co.uk

The views are always one of the standout features of living here. The surrounding scenery makes everyday walks that little bit more enjoyable, while everything you need is conveniently close by. Despite this, the home still enjoys a lovely quiet setting, away from the hustle and bustle. The neighbours have always been great.

Comments by the Homeowner



Clos Yr Wylan, Barry, CF62 5DB



Total Area: 134.3 m² ... 1445 ft²

All measurements are approximate and for display purposes only









Clos Yr Wylan

, Barry, CF62 5DB

Asking Price

£400,000

3 Bedroom(s) | 3 Bathroom(s) | 1445.00 sq ft



Contact our

Knights Barry Branch

01446 700222

Situated in Clos Yr Wylan, Barry, this impressive semi-detached home offers generous accommodation, with 1,445 sq ft of living space, created through a well-planned extension/Garage Conversion.

The property offers three spacious bedrooms, two of which benefit from their own en-suite bathrooms, alongside a family bathroom and a downstairs WC. There are also three reception rooms, providing plenty of flexibility for family living, entertaining or working from home.

The additional space makes this a great home for growing families, with a layout that offers both practical everyday living and room to enjoy.

Located on one of Barry's popular residential estates, the property is within easy reach of Barry Island, Jacksons Bay and the surrounding beaches. There are plenty of opportunities to enjoy coastal walks and everything the seafront has to offer, while local amenities and public transport links are also close by.

Externally, the property benefits from off-road parking, adding further convenience.

A spacious and well-presented home in a fantastic location, offering plenty of room for family life.





HALLWAY 3'04" / 4'03" (1.02m / 1.30m)

W/C 2'09" x 5'04" (0.84m x 1.63m)

LIVING ROOM 13'05" x 11'07" / 13'11" (4.09m x 3.53m / 4.24m)

DINING ROOM 17'03" x 8'10" (5.26m x 2.69m)

KITCHEN 8'01" x 16'10" (2.46m x 5.13m)

CONSERVATORY 16'05" x 9'06" (5.00m x 2.90m)

BEDROOM TWO 10'06" x 10'0" (3.20m x 3.05m)

EN-SUITE 4'08" / 2'04" x 4'08" (1.42m / 0.71m x 1.42m)

BEDROOM THREE 10'06" x 7'06" / 8'02" (3.20m x 2.29m / 2.49m)

BATHROOM 6'04" x 6'04" (1.93m x 1.93m)

HALLWAY 4'05" x 6'04" (1.35m x 1.93m)

BEDROOM ONE 16'08" x 11'0" / 17'01" (5.08m x 3.35m / 5.21m)

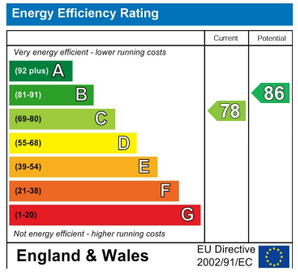
EN-SUITE 3'03" / 5'09" x 8'01" (0.99m / 1.75m x 2.46m)










Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
78
86
England & Wales
EU Directive 2002/91/EC



