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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Maes Glas*

WEST END



*This home is absolutely beautiful, and the current vendors have taken exceptional care and consideration in maintaining and presenting it to an impeccable standard throughout.*

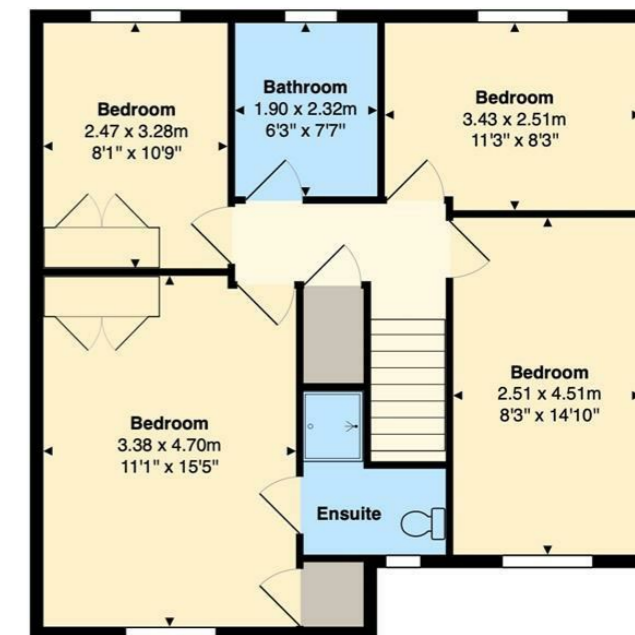
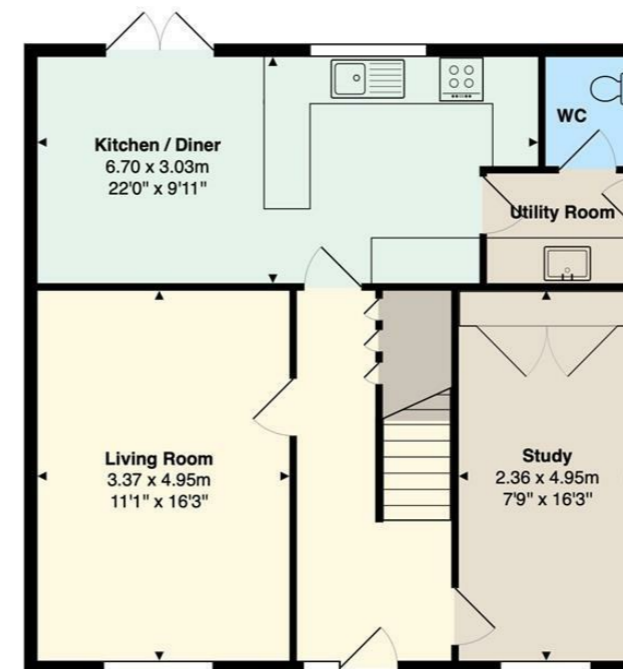
Comments by Mrs Samantha Draisey



**Property Specialist**  
**Mrs Samantha Draisey**  
 Branch manager

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Maes Glas, Barry, CF62 6LP

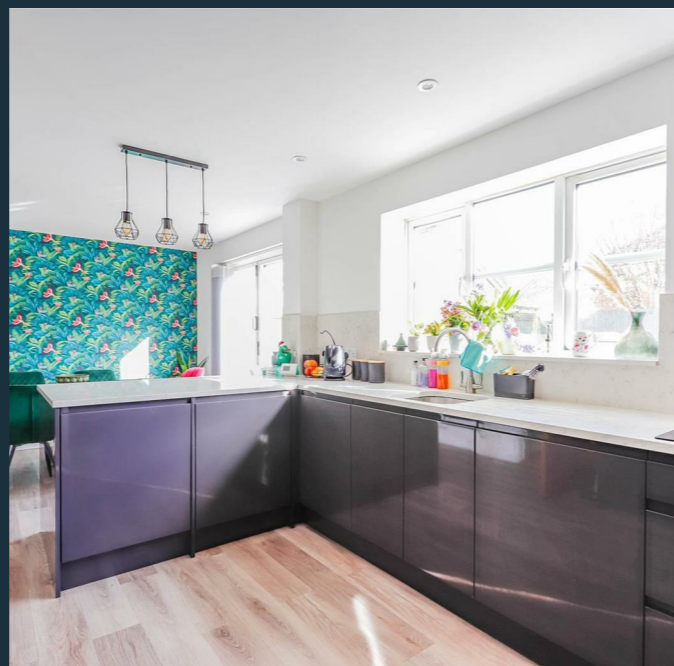


Total Area: 125.7 m<sup>2</sup> ... 1353 ft<sup>2</sup>

All measurements are approximate and for display purposes only

*We have truly loved living here and thoughtfully designing the property to create a warm and welcoming home. As there are only two of us, we feel a growing family would benefit even more from the space and everything it has to offer.*

Comments by the Homeowner





# Maes Glas

West End, Barry, CF62 6LP

Offers Invited

£445,000



4 Bedroom(s)



2 Bathroom(s)



1270.14 sq ft



Contact our  
**Knights Barry Branch**

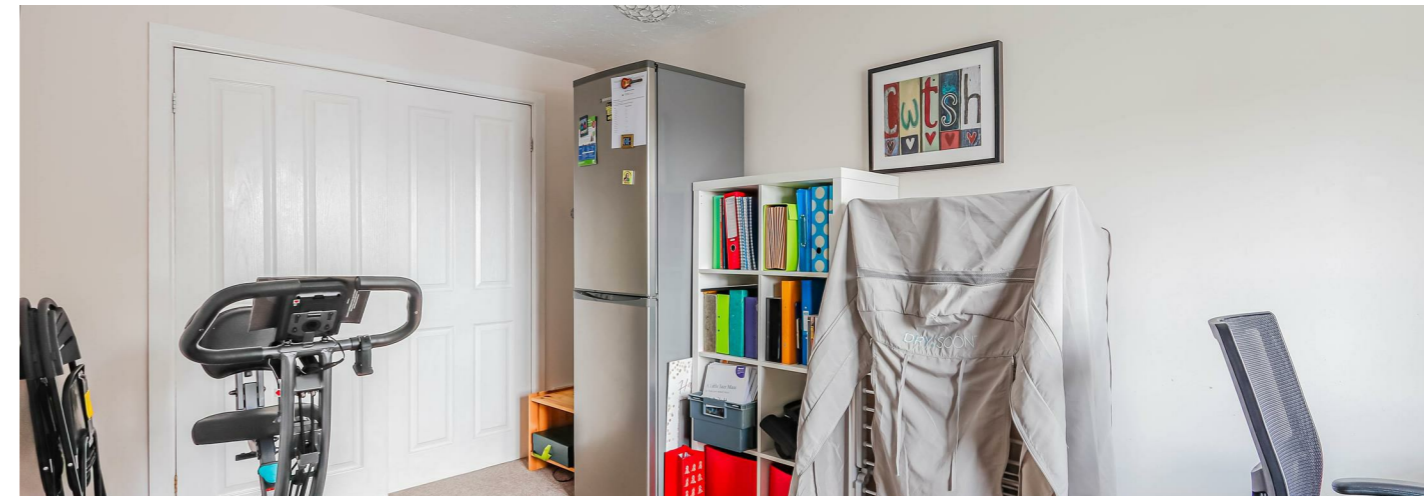
01446 700222

Immaculately presented and situated in the desirable area of Maes Glas, Barry, this impressive detached home offers spacious and versatile accommodation ideal for modern family living. With three generous reception rooms, there is plenty of space for relaxing, entertaining and everyday life.

The property further benefits from four well-proportioned bedrooms and two bathrooms, providing comfort and practicality for growing families.

Conveniently located close to local amenities, reputable schools and parks, and within easy reach of Barry's beautiful coastline, this superb home combines space, style and a fantastic setting. An excellent opportunity not to be missed.





HALLWAY 6'01 (1.85m)

LIVING ROOM 16'03 x 10'08 (4.95m x 3.25m)

KITCHEN/DINER 21'06 / 19'05" x 9'11 (6.55m / 5.92m x 3.02m)

UTILITY ROOM 6'06 x 4'10 (1.98m x 1.47m)

W.C 4'09 x 3'11 (1.45m x 1.19m)

RECEPTION ROOM TWO 16'03 x 7'09 (4.95m x 2.36m)

BEDROOM ONE 15'05 x 11'01 (4.70m x 3.38m)

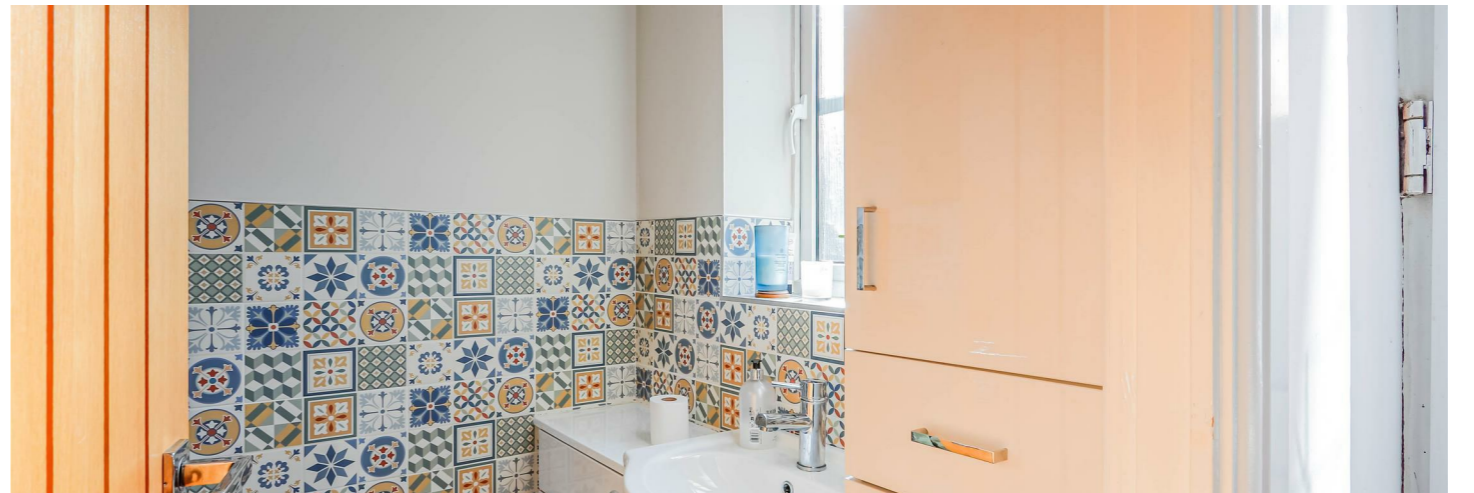
EN-SUITE 5'10" / 2'06" x 3'0 / 6'8" (1.78m / 0.76m x 0.91m / 2.03m)

BEDROOM TWO 14'03 x 8'03 (4.34m x 2.51m)

BEDROOM THREE 11'03 x 7'05 (3.43m x 2.26m)

BEDROOM FOUR 11'02 x 8'02 (3.40m x 2.49m)

FAMILY BATHROOM 7'06" x 5'10" (2.29m x 1.78m)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(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	

