

27 Heol Sirhwi, Barry

£440,000 Freehold

DETACHED EXTENDED FAMILY HOME • CWM TALWG LOCATION • NEW ROOF (APPROX 5 YRS AGO) AND NEW BOILER (APPROX 2 YRS AGO) • FOUR DOUBLE BEDROOMS • GROUND FLOOR WC AND FIRST FLOOR FOUR-PIECE BATHROOM • GALLEY KITCHEN OPEN TO DINING ROOM WITH BIFOLDING DOORS • SPACIOUS LOUNGE WITH BIFOLDING DOORS • LOW MAINTENANCE COURTYARD STYLE GARDEN • LARGE DRIVEWAY PLUS GARAGE • EPC C69



blackbear



Situated in the highly desirable Cwm Talwg, this impressive four bedroom detached house offers an exceptional standard of family living, thoughtfully extended to provide generous and versatile accommodation. Upon entering, you are welcomed by a bright and airy hallway that leads to the heart of the home. The ground floor features a spacious lounge, perfectly designed for relaxation and entertaining, with bifolding doors that fill the room with natural light. The galley kitchen, fitted with modern units and ample worktop space, is open to the dining room, making it ideal for family meals and social gatherings. Bifolding doors from the dining area offer a seamless flow to the outdoor space. A convenient ground floor WC adds to the practicality of the layout. The property boasts four double bedrooms (two on the ground floor, two on the first floor), each well proportioned and offering plenty of room for storage and personalisation. The first floor also benefits from a stylish four-piece bathroom suite (comprising bath, separate shower, WC and wash basin), providing a luxurious and comfortable environment for the whole family. The entrance porch adds a further layer of convenience, offering a practical space for coats and shoes before entering the main home.

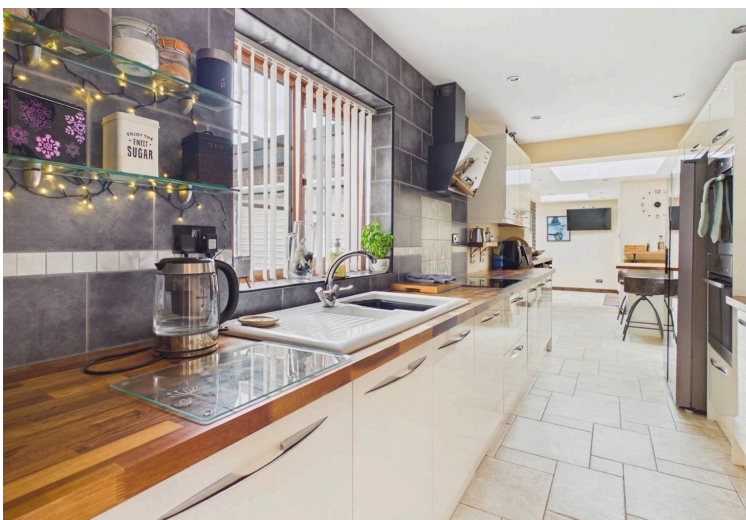
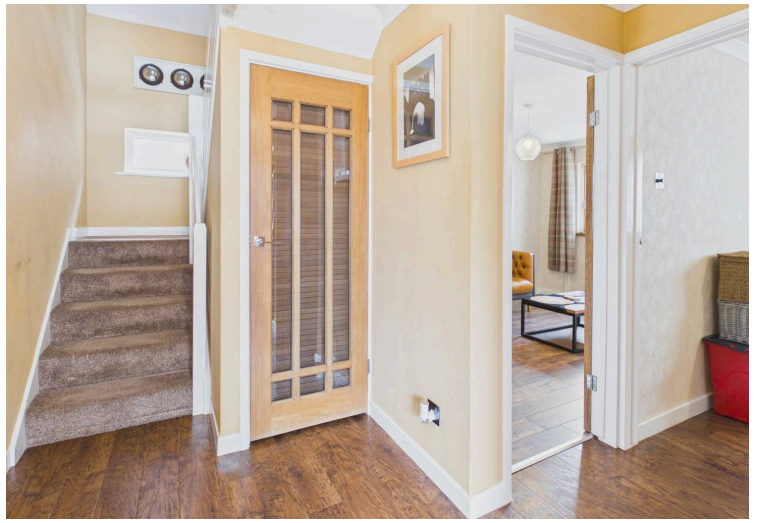
Additional features include a large driveway providing ample off-road parking, as well as an attached garage for further storage or parking needs. The property's décor is neutral and contemporary, allowing any prospective buyer to easily add their own personal touch. The home is perfectly positioned for access to local amenities, reputable schools and transport links, making it an ideal choice for families seeking both comfort and convenience. The fully enclosed courtyard-style garden is designed to be low maintenance and is bordered by raised planters filled with well established plants and seasonal blooms, creating a vibrant and inviting outlook from the main living areas. With its combination of spacious interiors, high specification finishes and sought-after location, this detached family home represents a rare opportunity to acquire a property that truly caters to modern family life. Early viewing is highly recommended to appreciate the quality and flexibility this outstanding home has to offer!

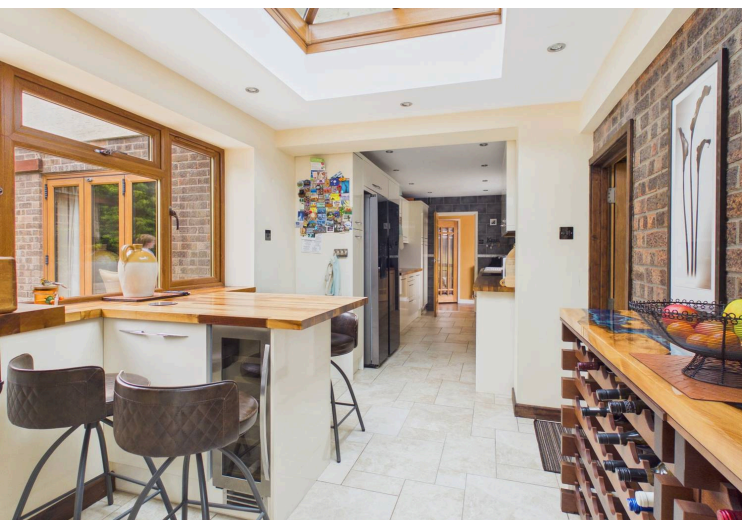
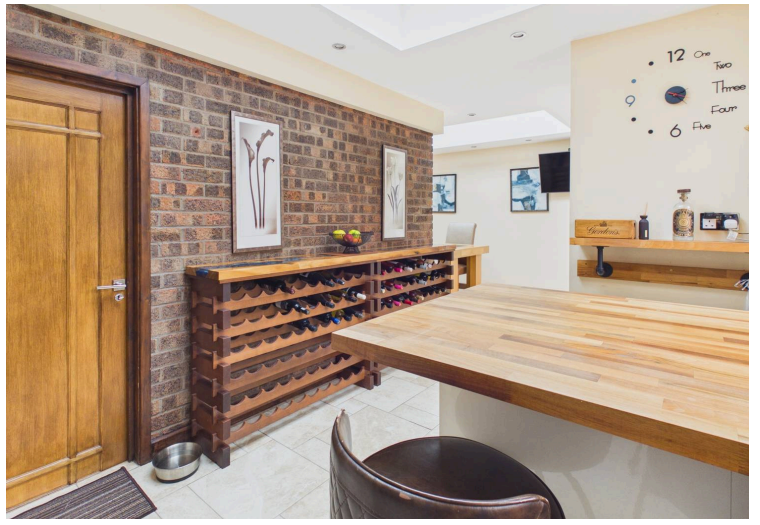
Council Tax band: E

Tenure: Freehold

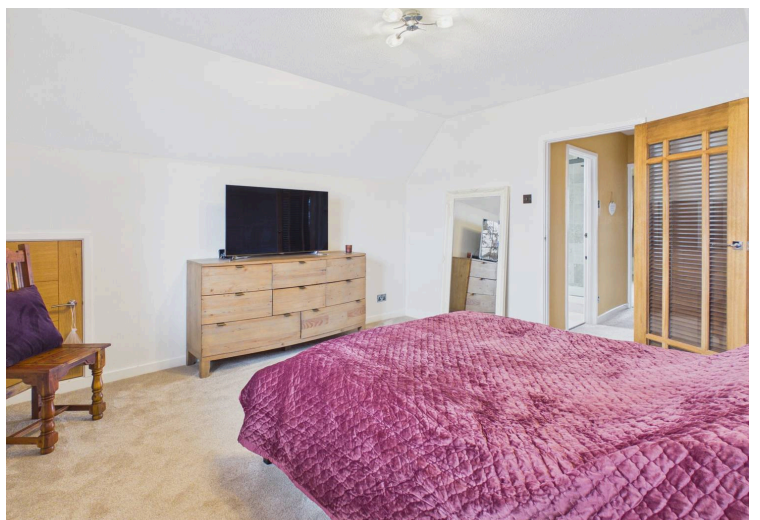
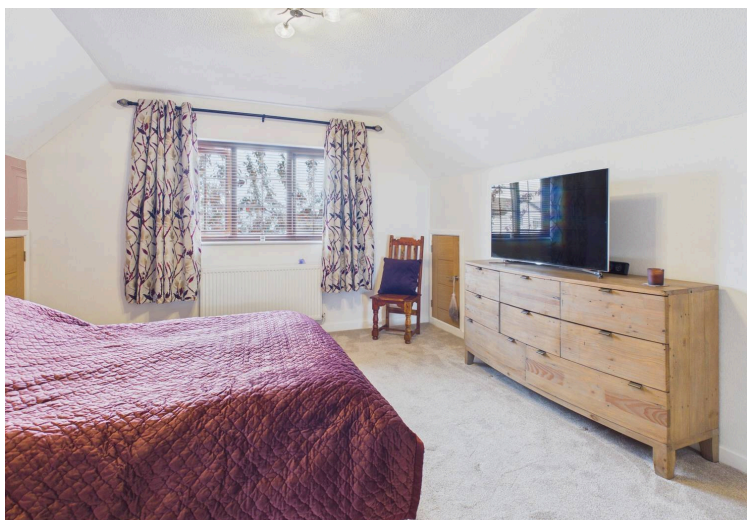
EPC Energy Efficiency Rating: C

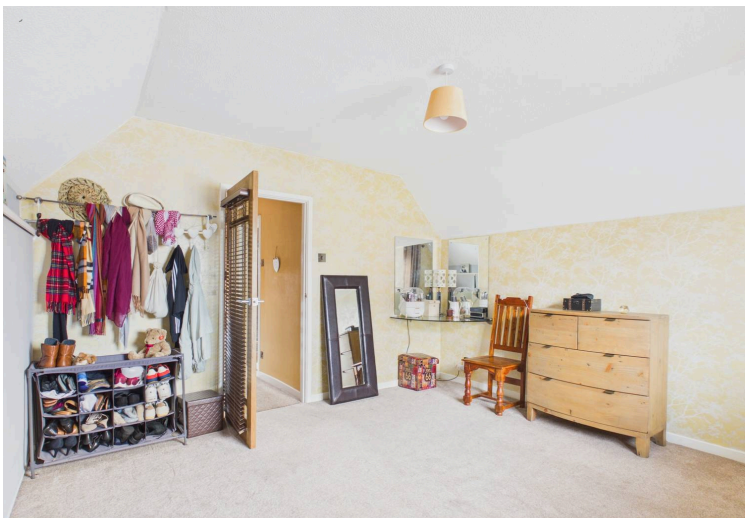
EPC Environmental Impact Rating:







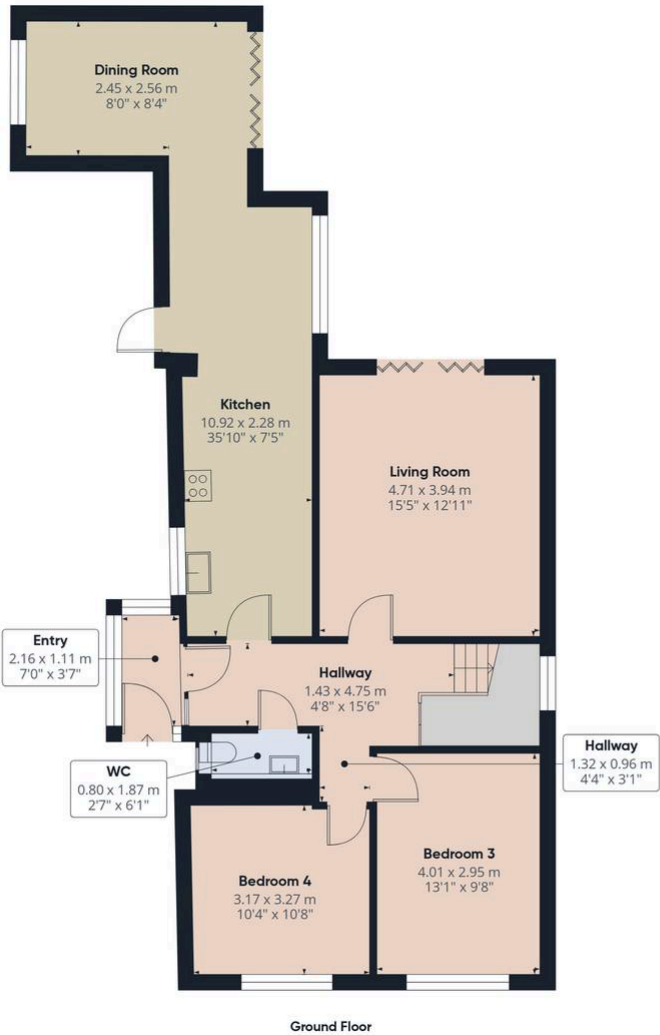








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
86.3 m²
929 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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