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CELEBRATING 100 YEARS

100

1926 - 2026

21 Clement Place, The Knap, Barry

£675,000

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The Knap, Barry

A truly individual and beautifully designed detached 3/4 bedroom home with exceptionally flexible accommodation. Substantially extended and thoughtfully finished through, occupying a sought after position within The Knap.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Greatly extended and beautifully presented property.
- Stylishly presented accommodation finished to the very highest of standards.
- Deceptively large and flexible living/bedroom space.
- Generously sized landscaped enclosed rear garden.
- Superbly positioned within The Knap and Lakeside.
- Impressive open-plan kitchen/dining/living space with bespoke kitchen and wood-burning stove.
- Exceptional principal bedroom suite with dressing room and en-suite bathroom.
- Internal viewing essential to appreciate this unique property.
- Short walk to the beach, lake, cafes and Romilly Park.
- Exceptionally flexible accommodation.



Superbly situated within The Knapp, at the head of a quiet no-through road, this exceptional detached home is just a short walk from the beach, lake and Romilly Park. Substantially extended and beautifully designed throughout, the property offers exceptionally versatile accommodation, combining generous family living space with striking interiors and a beautifully landscaped private garden.

The accommodation comprises:

Entering through a reclaimed ornate pair of hardwood double doors, you are welcomed into the **ENTRANCE HALL**. Flooded with light from its glazed ceiling, the hallway features a built-in cloak storage cupboard and rolled travertine tiled flooring.

A glass-panelled door leads into the heart of the home is an **EXCEPTIONAL OPEN-PLAN KITCHEN, DINING and LIVING SPACE**, designed as a light-filled social hub with skylights, large glazed openings and direct views towards the garden. With a bay window, sliding doors, and skylights, the room is flooded with natural light. The kitchen is fitted with a range of base, island, and larder units, complemented by natural stone work surfaces with matching splashbacks and a plate shelf above. The island incorporates cement-formed work surfaces. Integrated appliances include a Neff oven, microwave oven, induction hob, and fridge/freezer.

Within the **DINING AREA**, a wood-burning stove sits within an ornate tiled fireplace.

A glass-panelled wall and door separate the open-plan living accommodation from the **LOUNGE**, which benefits from a picture window to the front and a tongue-and-groove ceiling.

Adjacent to the lounge is a **STUDY/BEDROOM THREE**, which also features a bay window to the front aspect.

A walkway from the living space is flooded with light from a fixed skylight and a large picture window overlooking the garden, features a hidden door leading to the **PRINCIPAL BEDROOM SUITE**.

The bedroom, which benefits from a fixed skylight, has sliding doors providing access and views of the garden. An open archway leads into the **DRESSING ROOM**, which is fitted with a range of wardrobe units. A further archway leads into the stylish **EN-SUITE BATHROOM**. This luxurious space features a bath and wet-room-style shower area, with marble splashbacks surrounding the bath and sink unit.

Leading off the kitchen is a **UTILITY ROOM**, with a door providing access to the garden. It offers a further range of fitted units, together with space and plumbing for white goods.

Accessed from the entrance hall is an impressive **FAMILY BATHROOM**, featuring French doors opening into the rear garden and a fixed skylight. The bathroom is fitted with a four-piece suite, including a freestanding bath and wet-room shower area.

The first-floor landing, with a skylight to the rear, includes an airing cupboard housing the boiler, a wardrobe cupboard with fitted hanging rail, and access to eaves storage.

BEDROOM TWO is a generously sized double bedroom with a window to the side and skylights to the rear.

BEDROOM FOUR is a small single bedroom with a skylight to the side. The original bedroom was subdivided to create an **EN-SUITE BATHROOM**. This attractive bathroom features a freestanding roll-top bath, tiled flooring, and wall tiling to dado height.

Outside:

To the front of the property is an enclosed, low-maintenance, forecourt garden, laid with decorative gravel and a flagstone pathway.

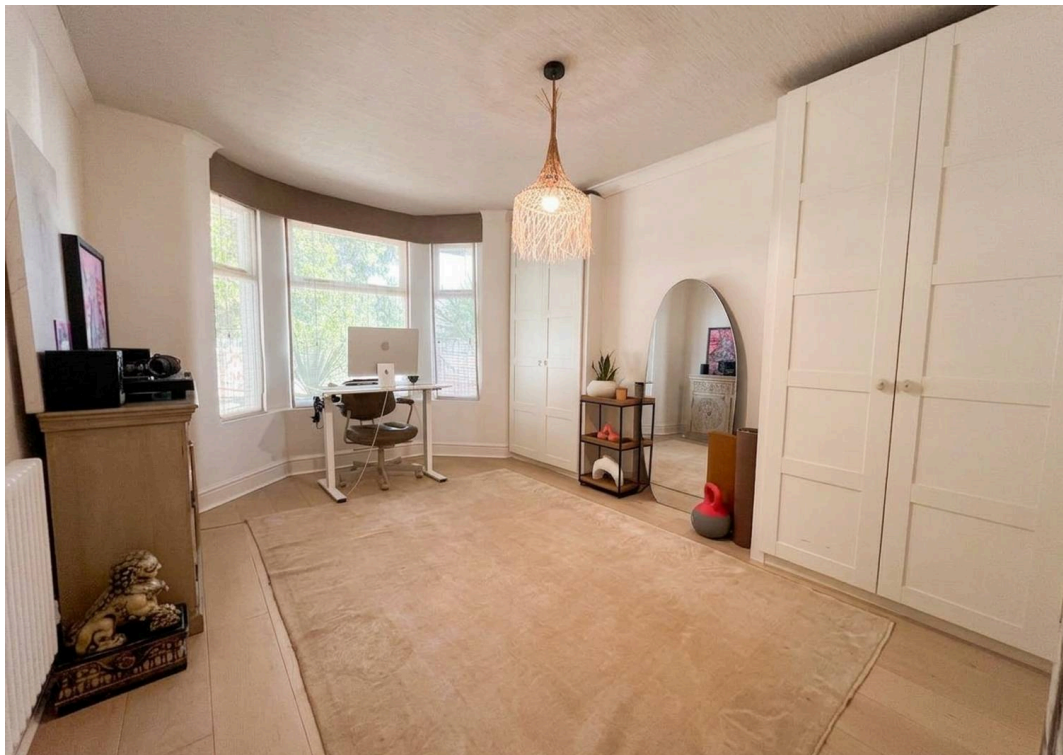
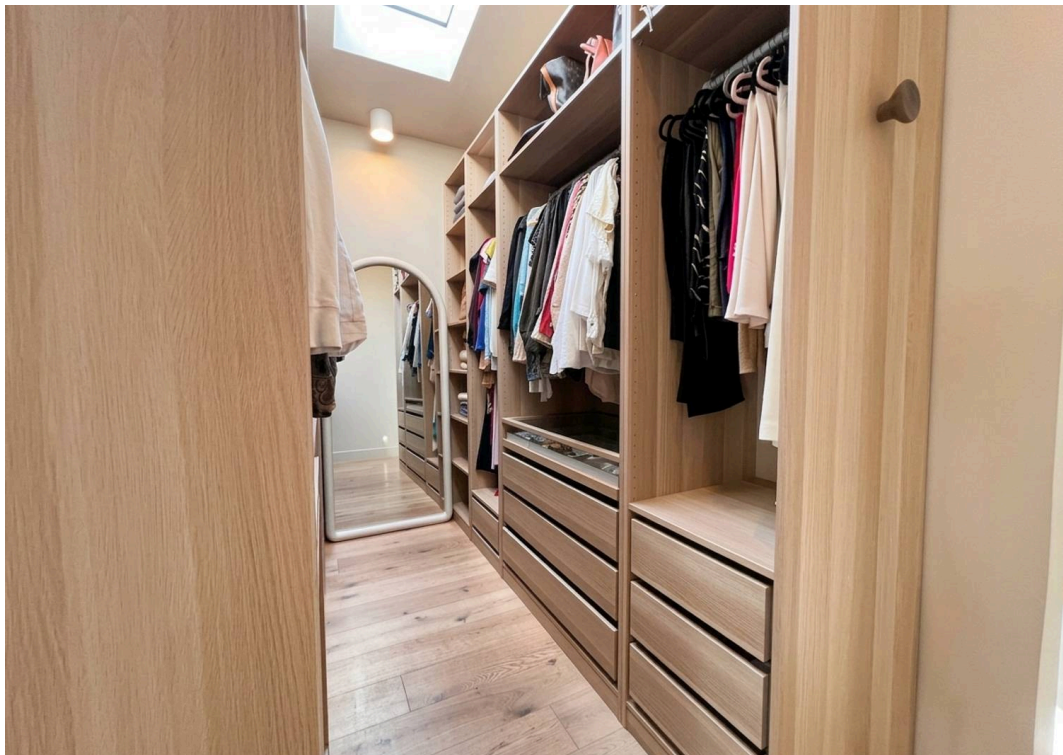
To the rear is a generously sized enclosed garden plot. The garden has been lovingly designed by the current owners. It offers extensive paved patio and entertaining areas, mature flower borders, raised vegetable and fruit beds, and lawned areas. A detached storeroom is also located within the garden.

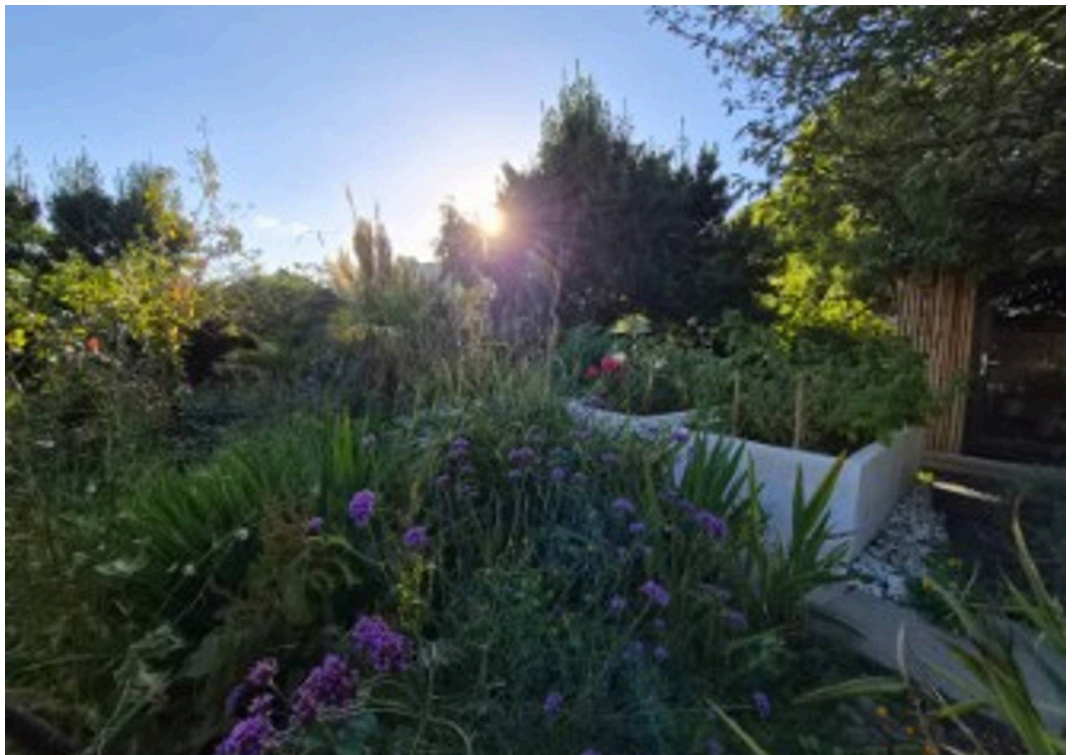




AWAITING FLOORPLANS









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