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CARDIFF

VALE

CAERPHILLY

BRISTOL





A property that meets many key requirements, including an upstairs bathroom, an open-plan kitchen/diner, and off-road parking, all within walking distance of the train station. The garden is a particular highlight, beautifully presented, enjoying sea views and all-day sunshine.

Comments by Mrs Samantha Draisey



**Property Specialist**  
Mrs Samantha Draisey  
Branch manager

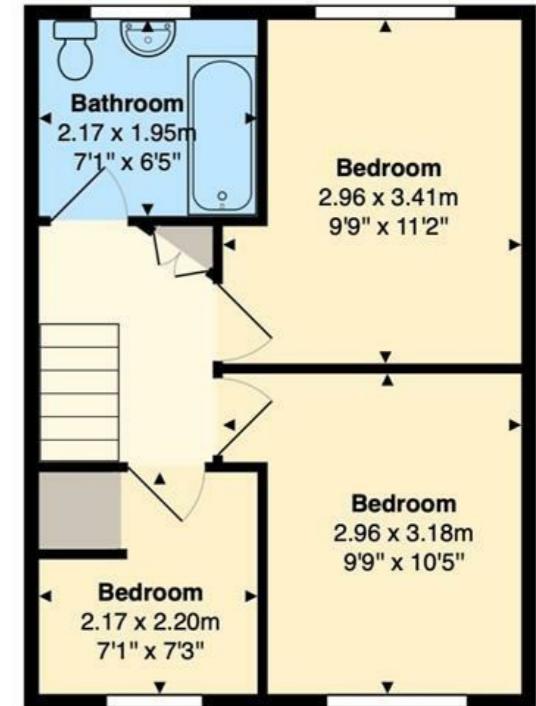
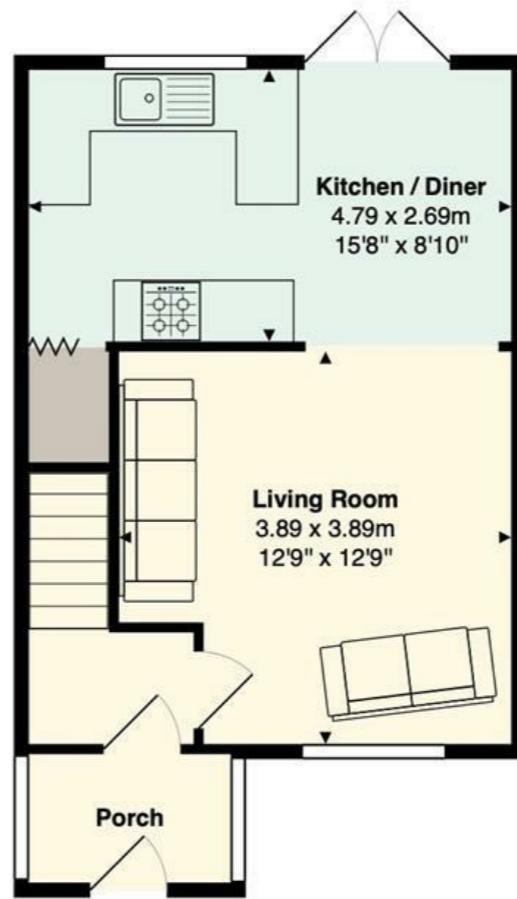
samantha@knights.uk.com

*I have lived here for more than 25 years. Everything is close by and it's a great neighborhood.*

Comments by the Homeowner



**Kenilworth Road, Barry, CF63 2HB**



**Total Area: 66.7 m<sup>2</sup> ... 718 ft<sup>2</sup>**

All measurements are approximate and for display purposes only



# Kenilworth Road

East end, Barry, CF63 2HB

Price Guide

**£220,000**



3 Bedroom(s)



1 Bathroom(s)



718.00 sq ft



Contact our  
**Knights Barry Branch**

01446 700222

Situated on Kenilworth Road in Barry, this well-presented home offers a practical blend of modern living and everyday convenience. The thoughtfully designed layout includes a spacious living room that flows seamlessly into an open-plan kitchen and dining area, creating a welcoming space ideal for both relaxing and entertaining.

The property offers three comfortable bedrooms, providing flexibility for families, guests, or those requiring a home office. An upstairs bathroom is conveniently located to serve all bedrooms.

To the rear, there is a flat, well-maintained garden, ideal for outdoor enjoyment, whether for gardening, play, or relaxing in the fresh air. The addition of side access is a valuable feature, offering potential for off-road parking, a garage, or extra storage.

Located close to local shops, schools, and public transport links, the property is well positioned for day-to-day needs and easy commuting. Suitable for first-time buyers, families, or those looking to downsize, this home presents a great opportunity to create a comfortable and practical living space.



**PORCH 6'07" x 4'02" (2.01m x 1.27m)**

**HALLWAY 5'02" x 3'11" (1.57m x 1.19m )**

**LIVING ROOM 12'09" (10'00") x 12'09" (8'10") (3.89m (3.05m) x 3.89m (2.69m))**

**KITCHEN/DINER 15'08" x 8'10" (4.78m x 2.69m )**

**BEDROOM ONE 11'06" x 8'11" (3.51m x 2.72m )**

**BEDROOM TWO 10'05" x 8'05" (3.18m x 2.57m )**

**BEDROOM THREE 7'05" x 6'11" (2.26m x 2.11m )**

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

