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CARDIFF

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BRISTOL



*Ask Way*

CWM TALWG





*This property has been recently renovated by the current owner, with each improvement carefully considered to enhance comfort and practicality. The result is a well-presented home that is both visually appealing and well suited to modern day-to-day living.*

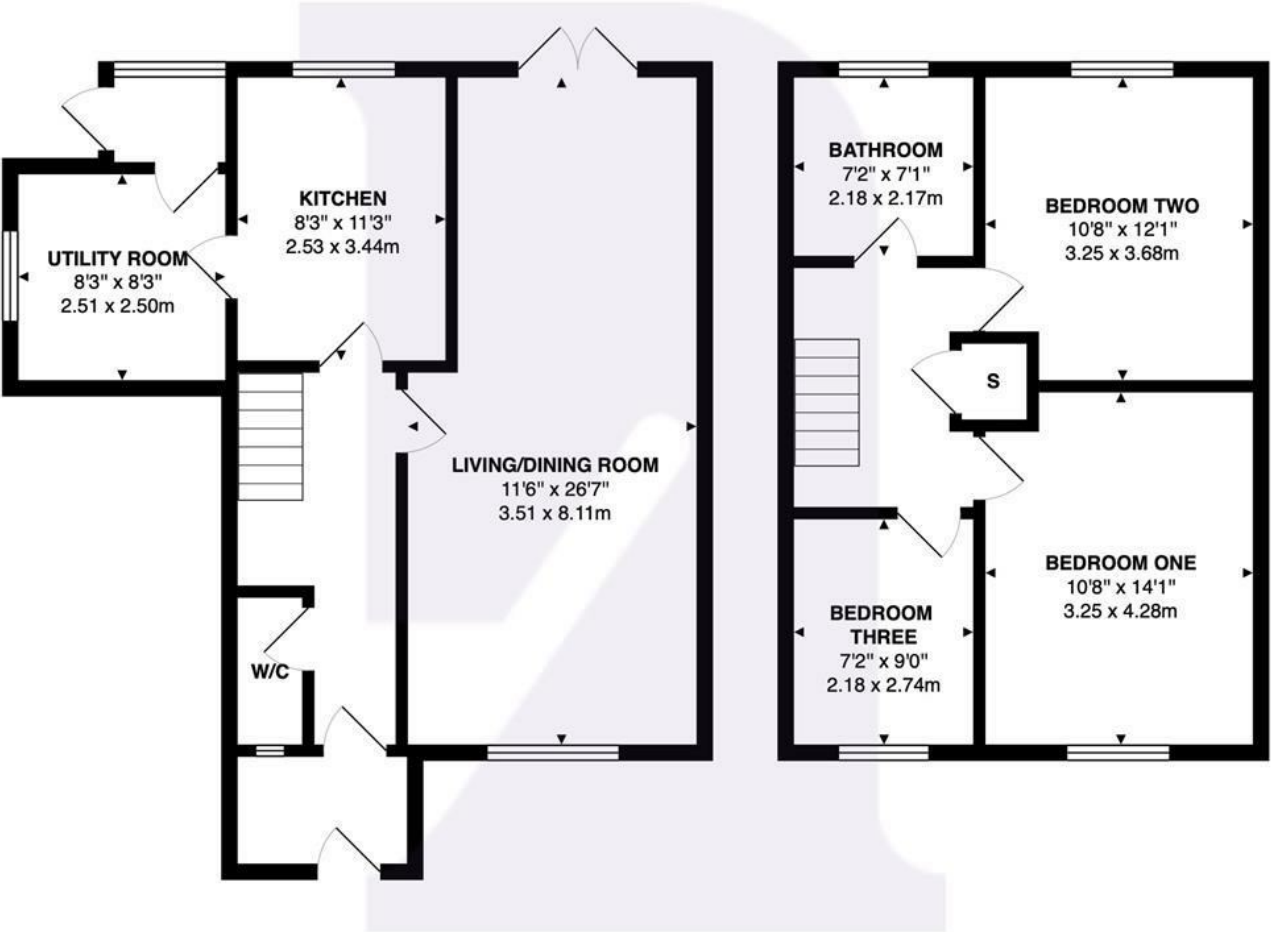
Comments by Mrs Samantha Draisey



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

samantha@knights.uk.com

**Usk Way, Barry, CF62 7XL**



Total Area: 1096 ft² ... 101.9 m²

All measurements are approximate and for display purposes only

*I have genuinely loved living in this property, which has been a wonderful place to call home. Over time, I've thoroughly enjoyed renovating the house and carefully adding my own sense of style throughout, creating a space that feels both welcoming and personal. Each improvement has been made with comfort and practicality in mind, resulting in a home that is not only attractive but also easy to live in. However, due to a change in my personal circumstances, I now need to find a property that is more suitable for my current needs. I hope the next owner will enjoy living here just as much as I have.*

Comments by the Homeowner







# Usk Way

*Cwm Talwg, Barry, CF62 7XL*

Guide Price

**£375,000**



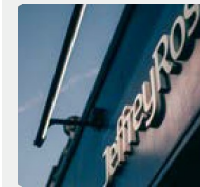
3 Bedroom(s)



1 Bathroom(s)



1044.10 sq ft



Contact our  
***Knights Barry Branch***

01446 700222

Set on a generous corner plot in the highly desirable Usk Way area of Barry, this beautifully presented link-detached home offers the perfect balance of comfort, space, and convenience.

The property features three well-proportioned bedrooms, making it an excellent choice for families or anyone seeking additional space. The spacious reception room creates a warm and welcoming setting, ideal for both everyday living and entertaining guests.

Outside, the property is surrounded by well-maintained gardens that offer both beauty and practicality. Whether you're looking for a peaceful spot to relax, space for children to play, or room to pursue gardening, the outdoor area ticks every box.

Further benefits include off-road parking and a detached garage, adding to the property's overall appeal and practicality.

Located just a short distance from local shops and well-regarded schools, this home ensures easy access to essential amenities while offering a quiet, residential setting.

With its prime location and impressive presentation, this property is sure to generate strong interest. Early viewing is highly recommended.

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PORCH 6'09" x 4'03" (2.06m x 1.30m)	BEDROOM THREE 9'0" x 7'01" (2.74m x 2.16m )
HALLWAY 3'03" (0.99m )	SHOWER 7'01" x 5'09" (2.16m x 1.75m )
W/C 2'07" x 5'10" (0.79m x 1.78m )	HALLWAY 7'03" / 6'01" (2.21m / 1.85m )
LIVING ROOM 11'06" x 14'10" (3.51m x 4.52m )	GARAGE 8'02" x 19'03" (2.49m x 5.87m)
DINING ROOM 9'06" x 26'07" (2.90m x 8.10m )	
KITCHEN 11'04" x 8'02" (3.45m x 2.49m )	
UTILITY 8'03" x 8'03" (2.51m x 2.51m )	
REAR LOBBY 3'04" x 4'05" (1.02m x 1.35m )	
BEDROOM ONE 10'08" x 14'10" (3.25m x 4.52m )	
BEDROOM TWO 10'07" x 11'05" (3.23m x 3.48m)	









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

