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CARDIFF

VALE

CAERPHILLY

BRISTOL



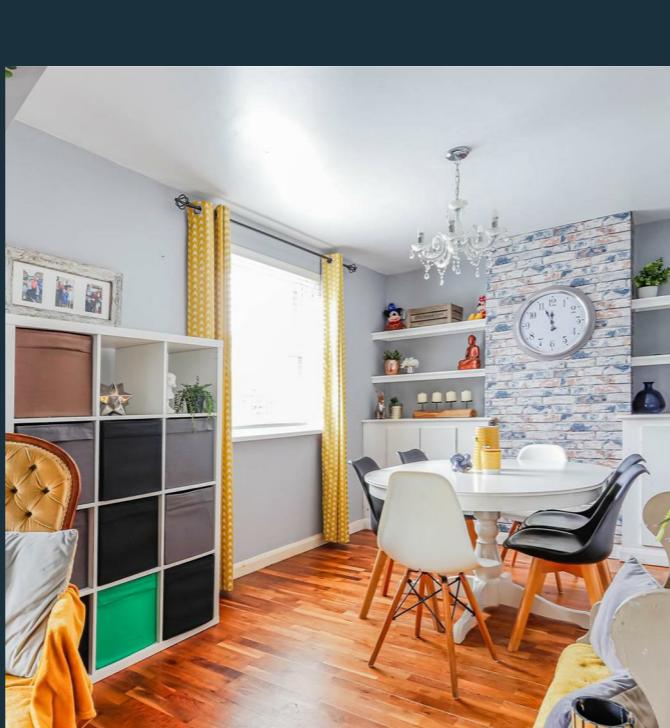


Comments by Mrs Samantha Draisey



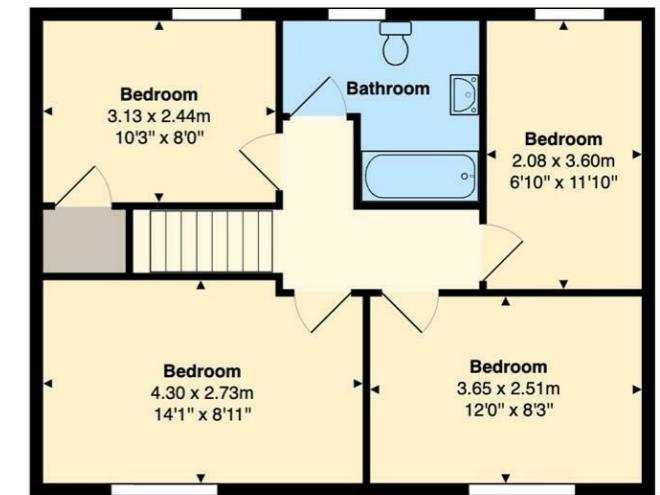
Property Specialist
Mrs Samantha Draisey
Branch manager

samantha@knights.uk.com



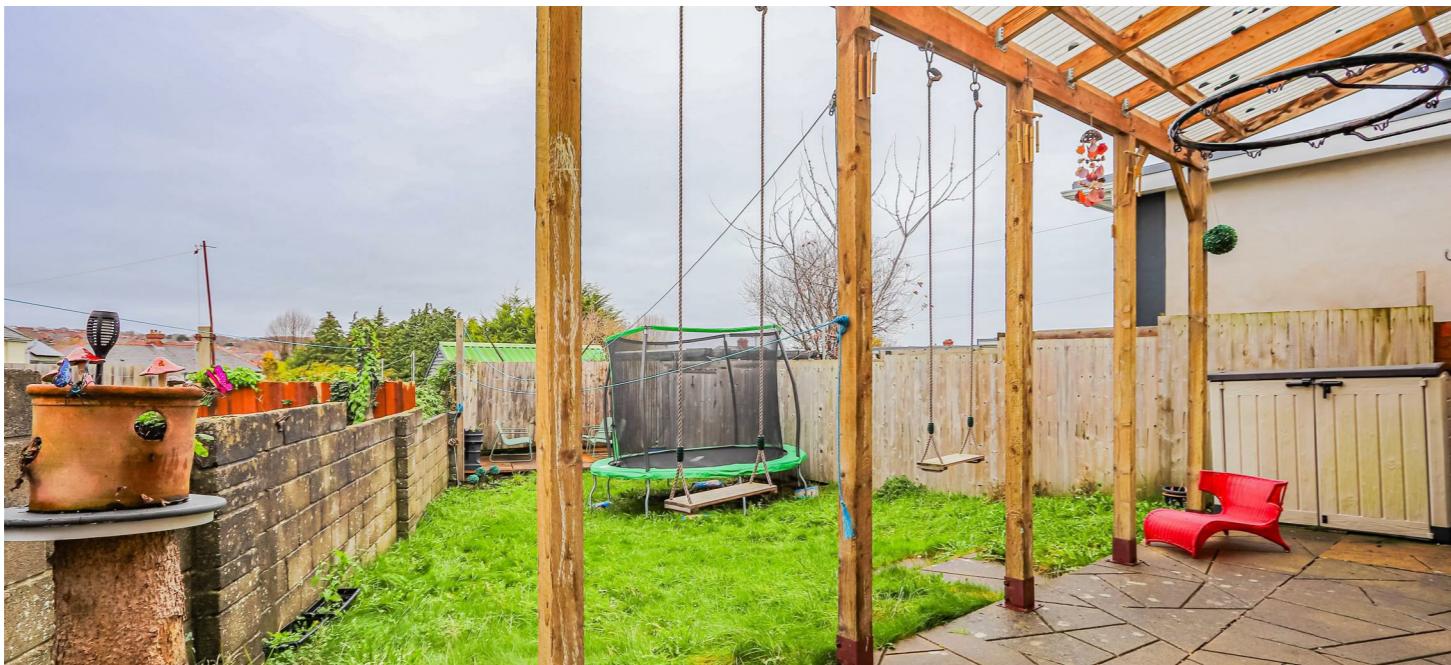
Comments by the Homeowner

Hywel Crescent, Barry, CF63 1DL



Total Area: 100.9 m² ... 1087 ft²

All measurements are approximate and for display purposes only



Hywel Crescent

, Barry, CF63 1DL

Guide Price

£260,000



4 Bedroom(s)



2 Bathroom(s)



1108.68 sq ft



Contact our
Knights Barry Branch

01446 700222

Located on Hywel Crescent, Barry, this attractive semi-detached home offers a well-balanced combination of space, comfort, and future potential. Extending to approximately 1,109 sq ft, the property features a modern and well-proportioned layout, making it well suited to family living.

The ground floor comprises two versatile reception rooms, ideal for everyday living and entertaining. The property offers four generously sized bedrooms, providing ample accommodation for family members or guests, complemented by two well-appointed bathrooms to suit the needs of a busy household.

Set within an established residential area, the home benefits from a generous rear garden, providing excellent outdoor space for children, gardening, or relaxation. Off-road parking for one vehicle adds to the practicality of the property.

The property also offers potential for further extension, subject to the necessary planning permissions, allowing purchasers the opportunity to adapt or enhance the accommodation to their requirements.

Overall, this represents a strong opportunity to acquire a spacious and adaptable home in Barry, offering modern living, generous outdoor space, and scope for future development.



HALLWAY 7'01" / 5'11" x 13'01" (2.16m / 1.80m x 3.99m)

BEDROOM FOUR 6'10" x 11'05" (2.08m x 3.48m)

SHOWER ROOM 3'04" x 6'0" (1.02m x 1.83m)

BATHROOM 7'11" / 4'01" x 5'05" / 8'06" (2.41m / 1.24m x 1.65m / 2.59m)

LIVING ROOM 12'0" / 14'02" x 13'01" (3.66m / 4.32m x 3.99m)

HALLWAY 2'08" x 3'01" (0.81m x 0.94m)

DINING ROOM 13'03" x 9'02" (4.04m x 2.79m)

STAIRS 2'11" (0.89m)

KITCHEN 13'00" x 8'0" (3.96m x 2.44m)

BREAKFAST ROOM 4'07" x 4'01" (1.40m x 1.24m)

BEDROOM ONE 13'03" x 9'02" / 8'03" (4.04m x 2.79m / 2.51m)

BEDROOM TWO 8'08" x 11'10" (2.64m x 3.61m)

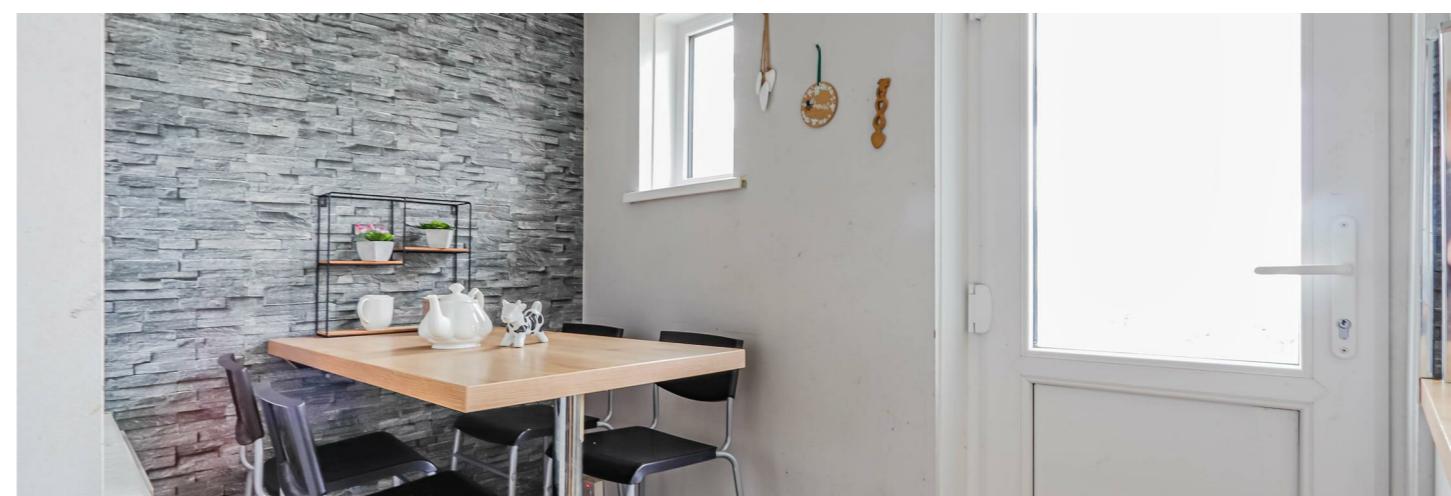
BEDROOM THREE 7'07" x 10'04" (2.31m x 3.15m)

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

