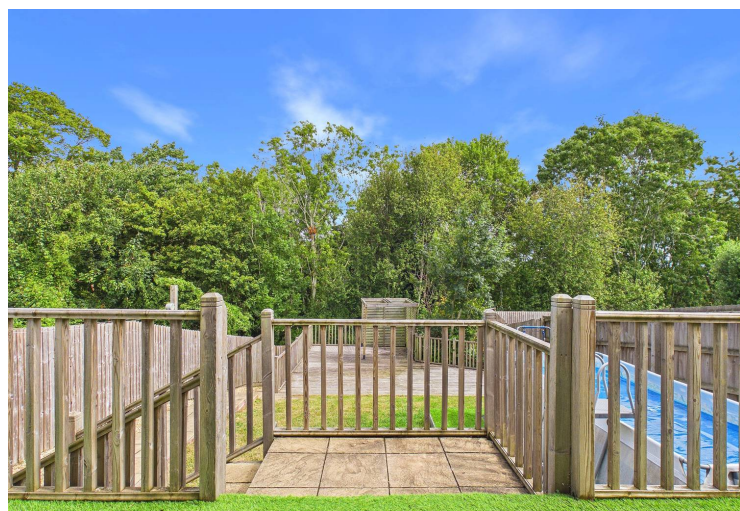
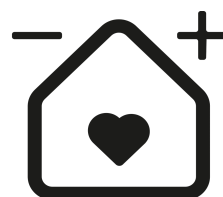




28 Cook Road, Barry

£375,000 Freehold

EAST BARRY - WOODFIELD HEIGHTS LOCATION - NO THROUGH ROAD • DETACHED FIVE BEDROOM FAMILY HOME • ACCOMMODATION OVER FOUR FLOORS • WELL PRESENTED THROUGHOUT • OPEN PLAN LOUNGE/DINING ROOM • MODERN FITTED KITCHEN PLUS SEPARATE UTILITY ROOM • EN-SUITE TO THE PRIMARY BEDROOM PLUS A FAMILY BATHROOM TO THE FIRST FLOOR AND A WC TO THE LOWER GROUND FLOOR • GENEROUS PRIVATE TIERED GARDEN • GARAGE PLUS DRIVEWAY • EPC C72



blackbear



Situated in the highly sought-after Woodfield Heights area of East Barry, this impressive detached five bedroom family home offers spacious and versatile accommodation arranged over four floors. The property is located on a quiet no through road, providing a peaceful setting for family living. Upon entering, you are welcomed by a porch leading to the entrance hallway, which gives access to a flexible fifth bedroom (ideal as a guest room or home office) and the integral garage. The lower ground floor features a convenient WC, a separate utility room, a modern fitted kitchen and an inviting open plan lounge/dining room, perfect for both every-day living and entertaining. On the first floor, the primary bedroom benefits from a stylish en-suite shower room, while a contemporary family bathroom serves bedroom two. The second floor comprises two further well-proportioned bedrooms, making this a truly adaptable home for growing families or those working from home. The property is well presented throughout, with neutral décor and quality finishes, ensuring it is ready for immediate occupation.

Externally, the home boasts a generous, private, fully enclosed tiered garden, thoughtfully designed for both relaxation and recreation. The garden features areas of decking, natural lawn and low-maintenance artificial lawn, providing ample space for outdoor seating, play, and al fresco dining. Mature planting and fencing ensure a high degree of privacy, making it an ideal space for children and pets. There is handy side access to the front of the property via a timber gate, as well as a built-in storage shed for garden tools and equipment. The property further benefits from a garage and a private driveway, offering off-road parking for multiple vehicles. This superb outdoor space perfectly complements the spacious interior, making the property an excellent choice for families seeking both comfort and convenience in a desirable East Barry location. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C.



GARDEN

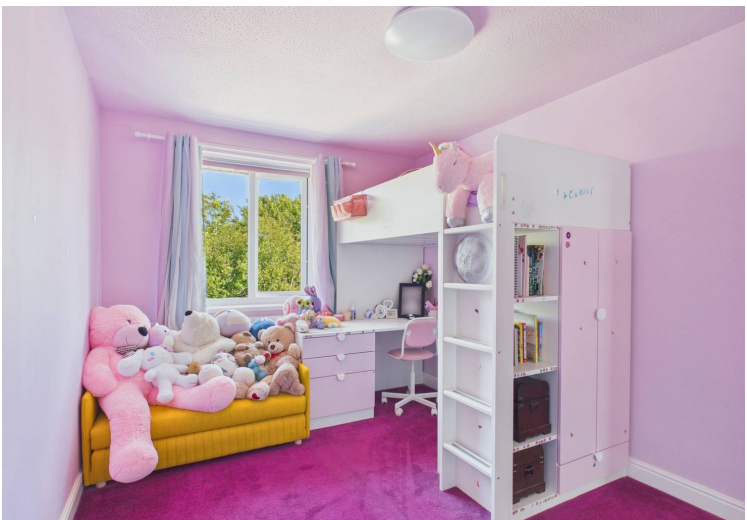
A generous, private, fully enclosed tiered garden. With areas of decking, lawn and artificial lawn. Ample space for outdoor seating. Side access to the front of the property via a timber gate. Handy built in storage shed.

















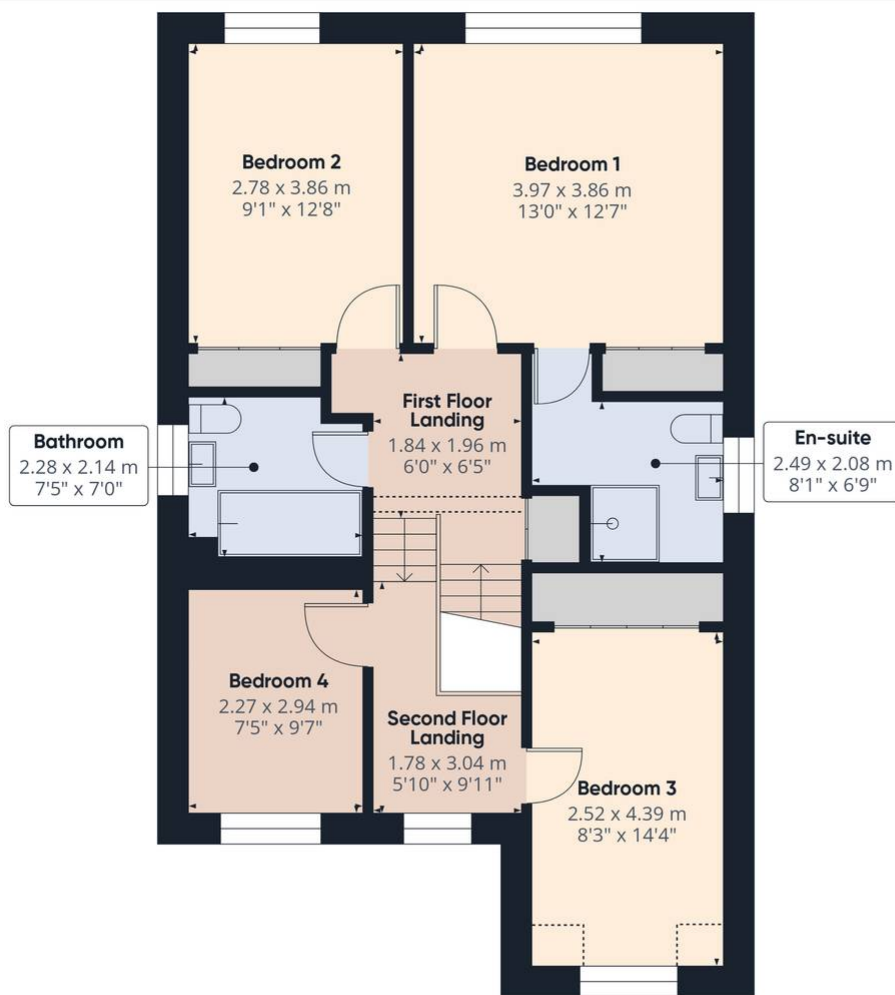
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

13 ft²

----- Below 1.5 m/5 ft

GIRAFFE360



First Floor



Approximate total area⁽¹⁾

67.7 m²
729 ft²

Reduced headroom

1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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