







## 27 Heol Sirhwi

Barry, Barry

Spacious four bedroom detached property located on the highly-sought after Cwm Talwg. Extended, modern décor, garage, large drive, low maintenance garden. Close to schools, amenities and transport. Ideal family home!

Council Tax band: E

Tenure: Freehold

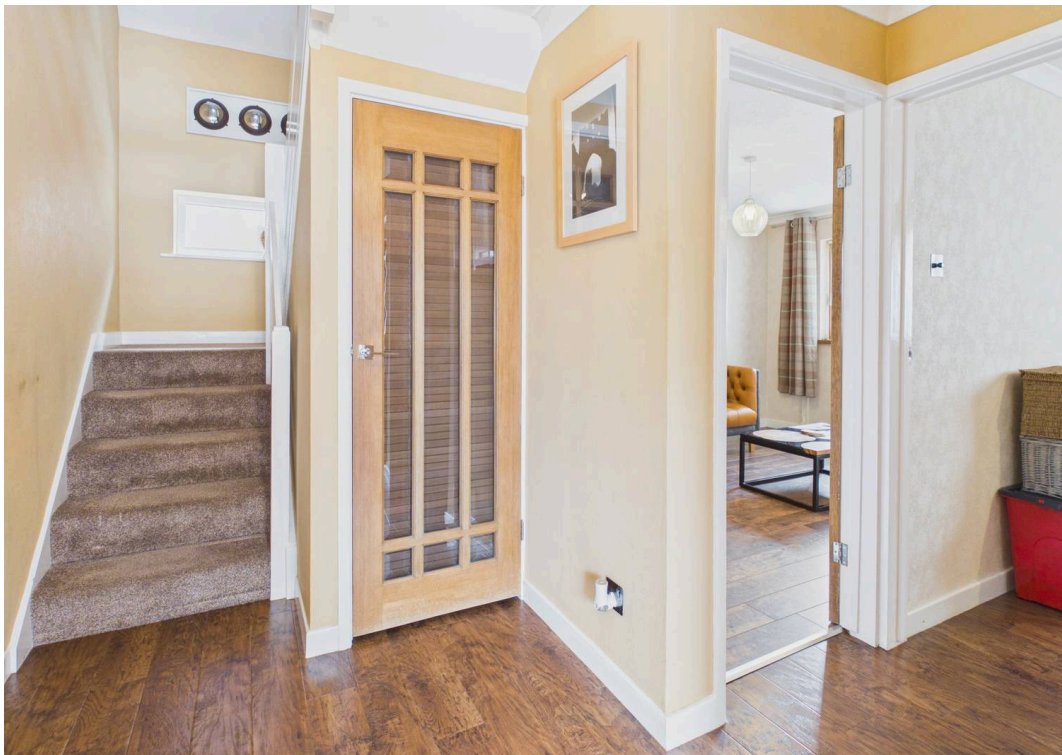
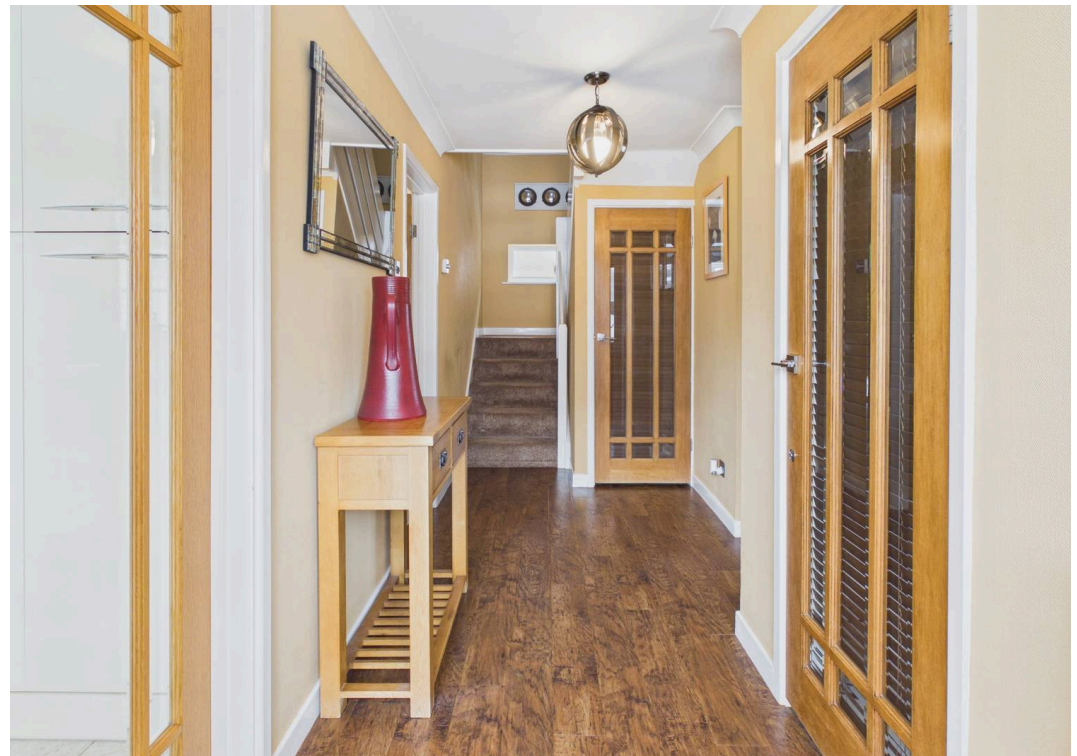
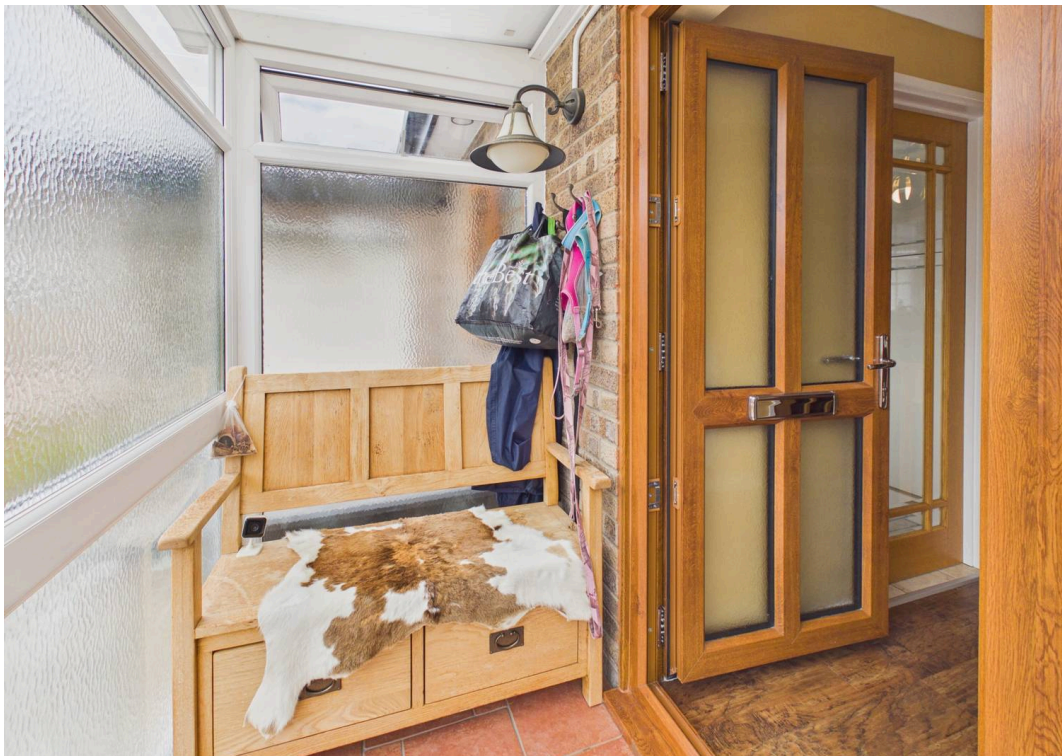
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

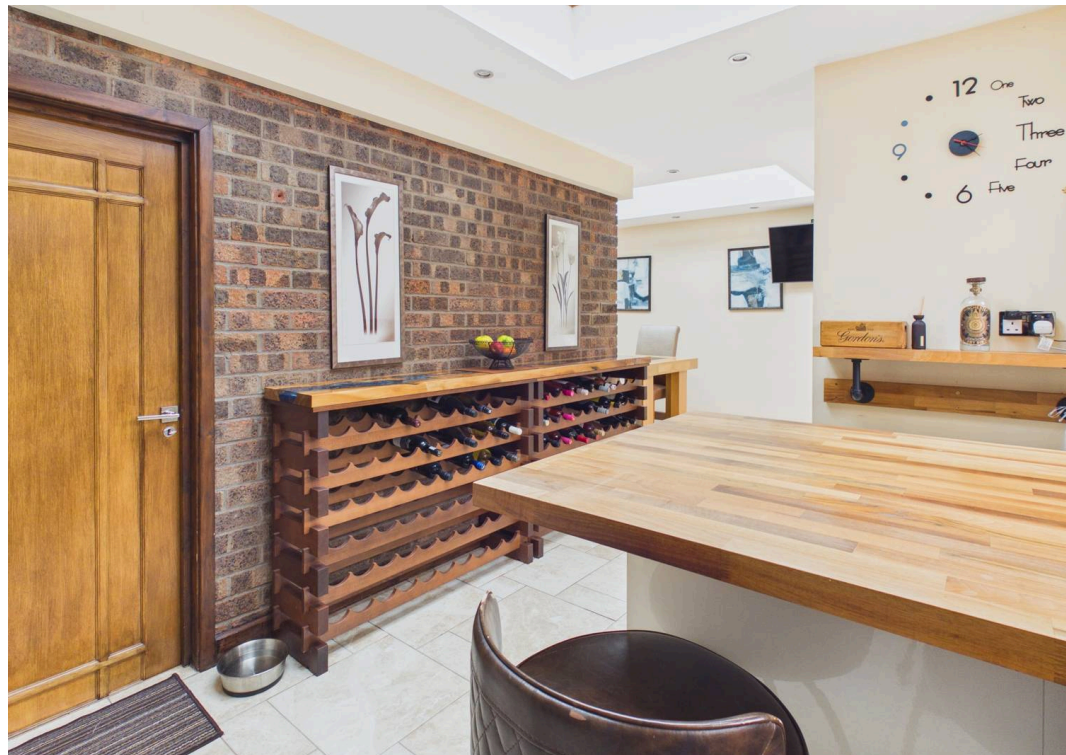
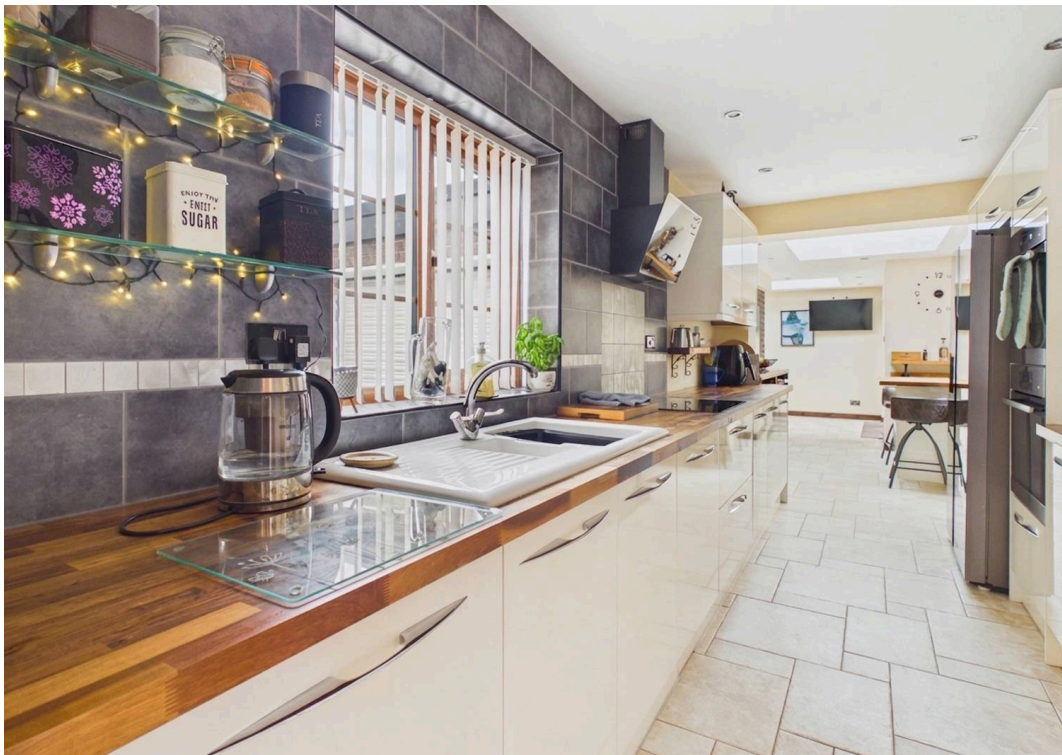
- DETACHED EXTENDED FAMILY HOME
- CWM TALWG LOCATION
- NEW ROOF (APPROX 5 YRS AGO) AND NEW BOILER (APPROX 2 YRS AGO)
- FOUR DOUBLE BEDROOMS
- GROUND FLOOR WC AND FIRST FLOOR FOUR-PIECE BATHROOM
- GALLEY KITCHEN OPEN TO DINING ROOM WITH BIFOLDING DOORS
- SPACIOUS LOUNGE WITH BIFOLDING DOORS
- LOW MAINTENANCE COURTYARD STYLE GARDEN
- LARGE DRIVEWAY PLUS GARAGE
- EPC TBC



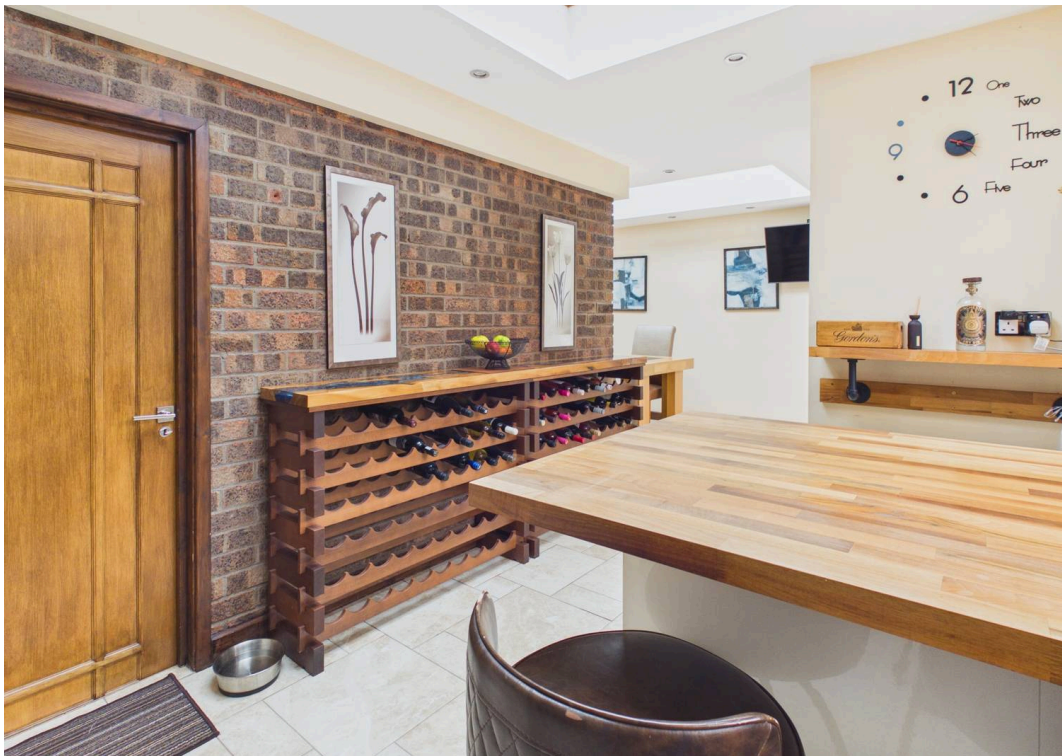












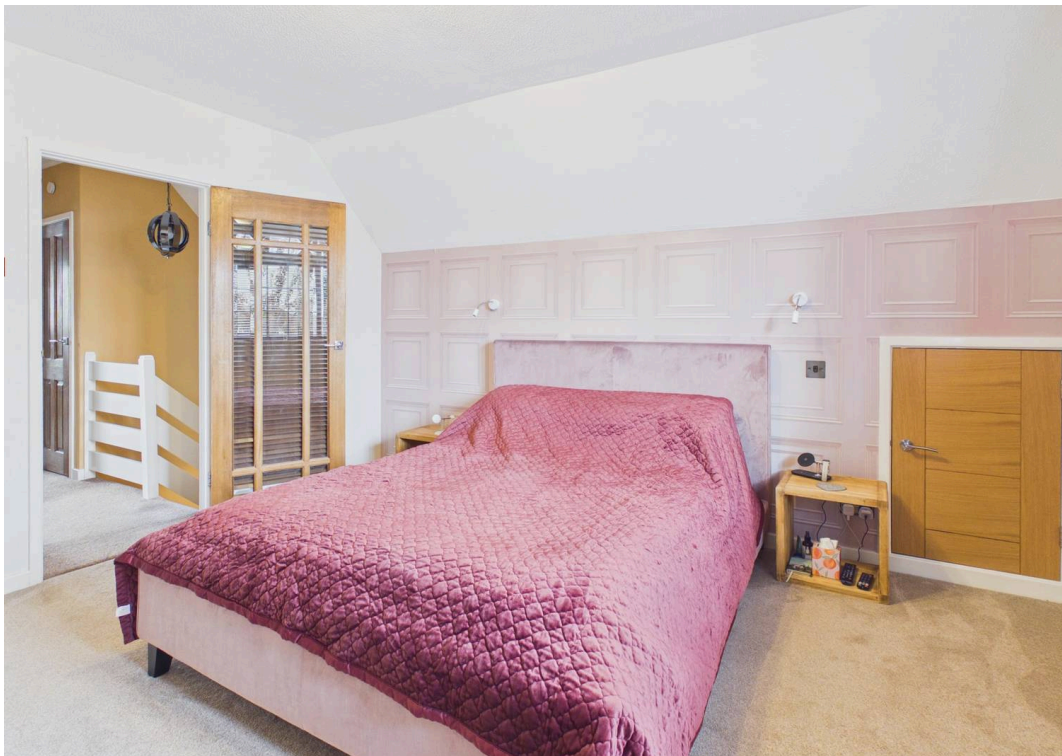




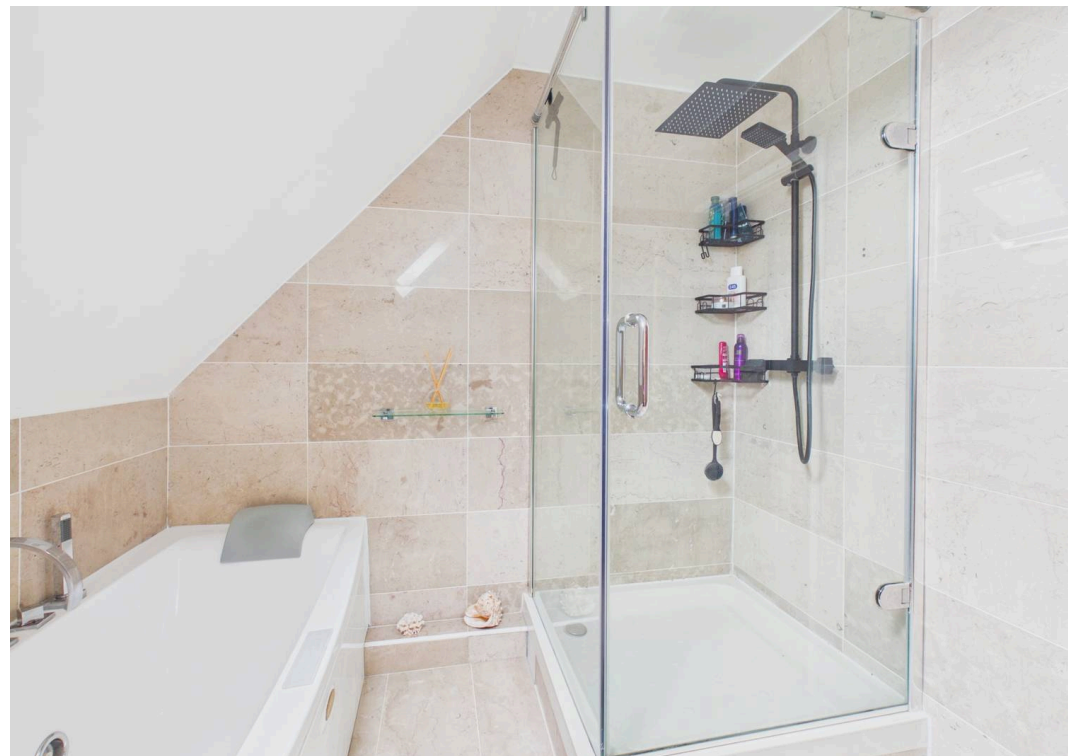








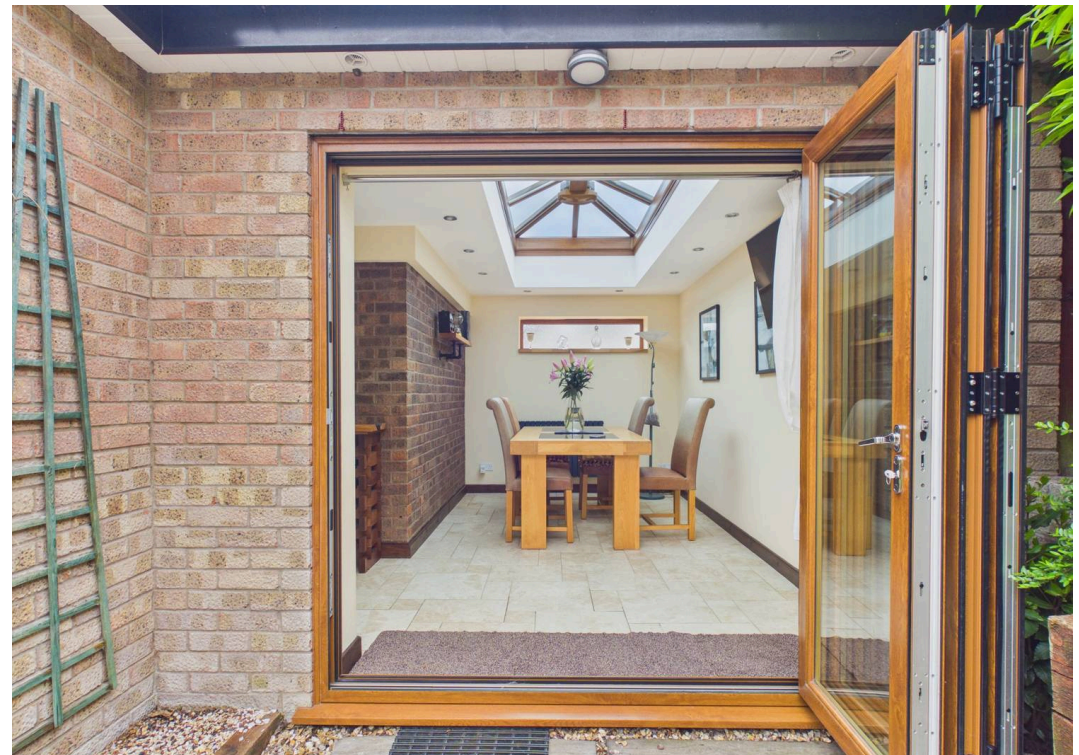




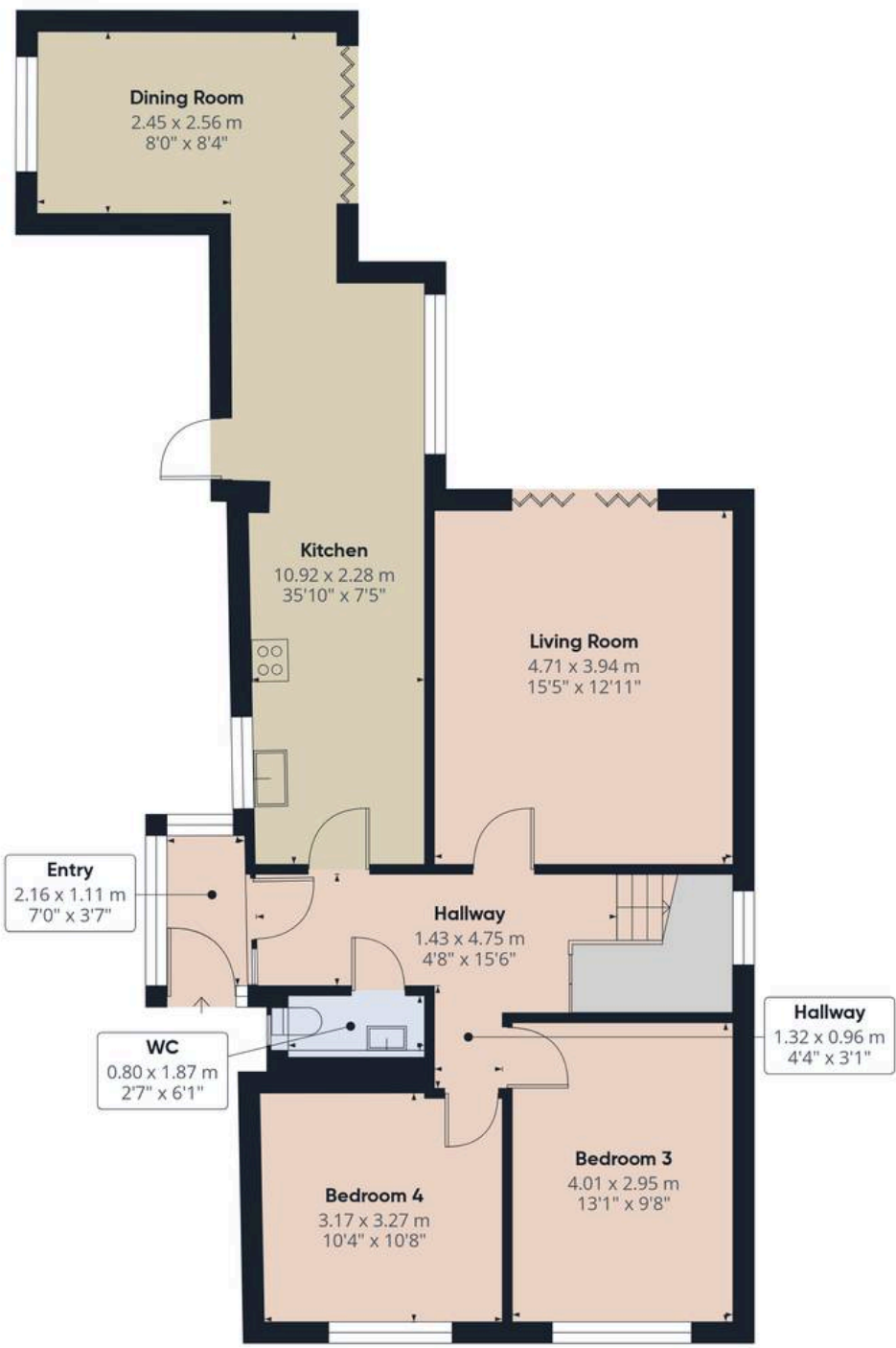












**Approximate total area<sup>(1)</sup>**  
86.3 m<sup>2</sup>  
929 ft<sup>2</sup>

(1) Excluding balconies and terraces

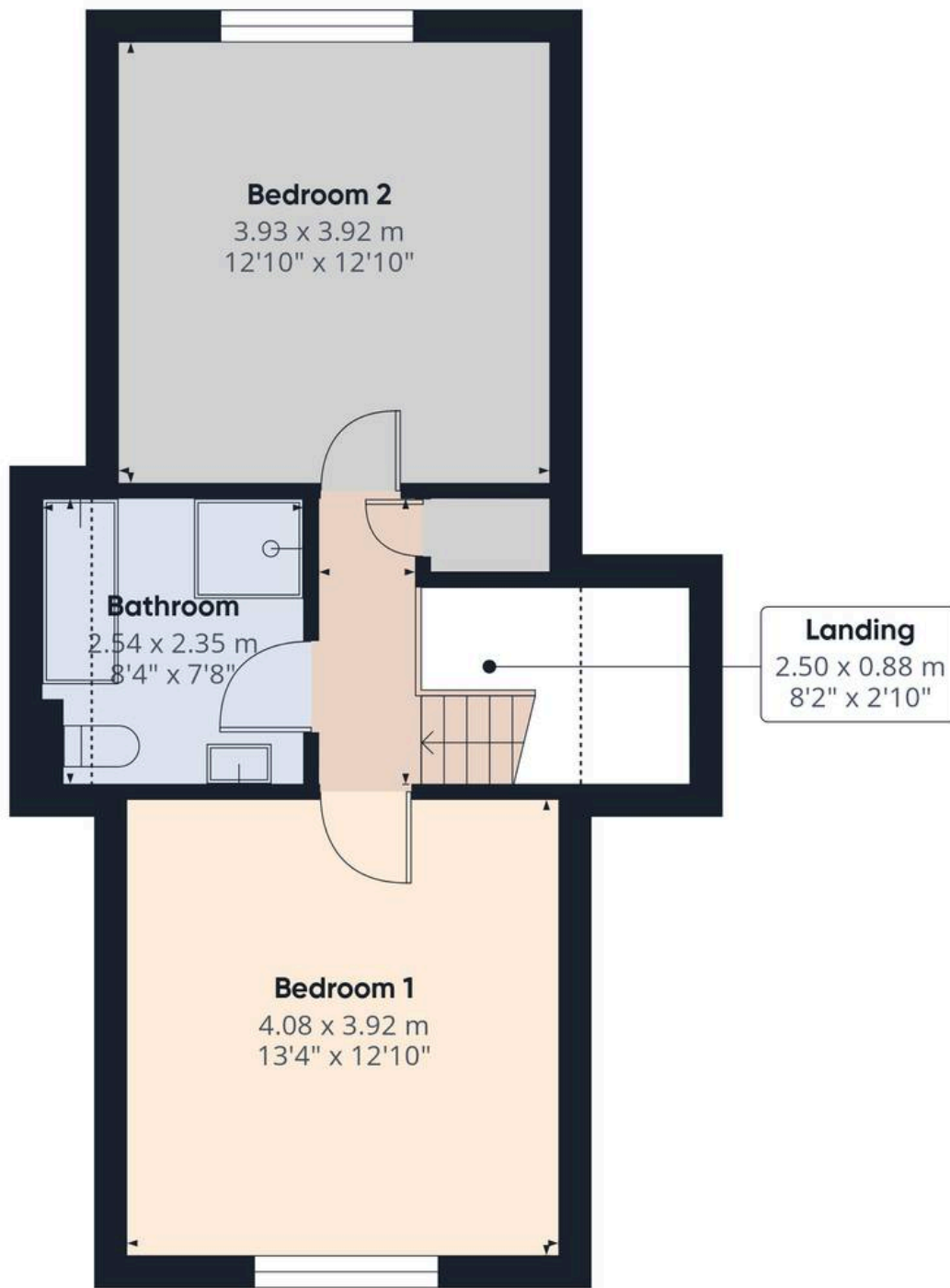
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor





First Floor

**Approximate total area<sup>(1)</sup>**

40.2 m<sup>2</sup>  
433 ft<sup>2</sup>

**Reduced headroom**

0.9 m<sup>2</sup>  
10 ft<sup>2</sup>

(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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## Chris Davies Estate Agents

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