

CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss

DANNOG Y COED  
BARRY





#### ENTRANCE

Via door with decorative obscure glass panel leading into;

#### HALLWAY

Coving to ceiling. Smoke detector. Staircase rising to first floor landing with fitted carpet and under stair storage cupboard. Radiator. Wood effect flooring. Doors off to all rooms.

#### LIVING ROOM

**4.85 x 4.27 (15'11" x 14'0")**

UPVC double glazed box bay window to the front elevation. Coving to ceiling. Feature fireplace with electric fire in situ. Radiator. wood effect flooring. Door into;

#### OPEN PLAN KITCHEN/DINER

**8.41 x 2.69 (27'7" x 8'10")**

Two UPVC double glazed windows and patio doors to the rear elevation overlooking and leading to the rear garden. Coving and spotlights to ceiling. Modern range of wall and base units with under counter lights and work surfaces over and matching breakfast bar. Stainless steel one and half bowl sink. Drainer built into worktops. Space for slot in five ring cooker with extractor fan above. Integrated microwave and dishwasher. Space for American style fridge/freezer. Ample space for dining furniture. Tall modern style radiator. Tiling to floor. Door into;

#### UTILITY ROOM

Door with glass panel to the side elevation giving access to rear garden and front elevation. Matching range of base units with work surfaces over. Ample space and plumbing for under counter white goods. Stainless steel sink and drainer with mixer tap over. Wall mounter boiler. Radiator. Continuation of the tiling to floor.

#### STUDY

**2.11 x 1.91 (6'11" x 6'3")**

UPVC double glazed window to the front elevation. Coving to ceiling. Radiator. Continuation of the wood effect flooring.

#### W/C

**2.08 x 1.17 (6'10" x 3'10")**

UPVC double glazed obscure window to the side elevation. Coving to ceiling. Wood panelling to dado height. Low level W/C. Vanity unit housing the wash hand basin with mixer tap over. Radiator. Wood effect flooring.

#### FIRST FLOOR LANDING

Coving to ceiling. Smoke detector. Access to loft space via drop down ladder - loft is fully boarded. Large storage cupboard housing the hot water tank and benefitting from shelving. Fitted carpet. Doors off to all rooms.

#### BEDROOM ONE

**3.38 x 2.95 (to wardrobes) (11'1" x 9'8" (to wardrobes)**

UPVC double glazed window to the front elevation. Coving to ceiling. Range of built in wardrobes with shelving and hanging space. Radiator. Fitted carpet. Door into;

#### EN-SUITE

**1.80 x 1.37 (5'11" x 4'6")**

UPVC double glazed obscure window to the front elevation. Spotlights to ceiling. Extractor fan. Three piece suite comprising; Low level W/C, Vanity unit housing the wash hand basin with mixer tap over and shower cubicle with waterfall shower. Heated towel rails. Tiling to all walls. Wood effect flooring.

#### BEDROOM TWO

**4.17 x 3.00 (13'8" x 9'10")**

UPVC double glazed window to the front elevation. Coving to ceiling. Radiator. Wood effect flooring.

#### BEDROOM THREE

**3.38 x 2.77 to wardrobes (11'1" x 9'1" to wardrobes)**

UPVC double glazed window to the rear elevation. Coving to ceiling. Range of fitted wardrobes with shelving and hanging space. Radiator. Fitted carpet.

#### BEDROOM FOUR

**2.92 x 2.64 (9'7" x 8'8")**

UPVC double glazed window to the rear elevation. Coving to ceiling. Radiator. Fitted carpet.

#### BATHROOM

**2.21 x 1.68 (7'3" x 5'6")**

UPVC double glazed obscure window to the rear elevation. Coving to ceiling. Extractor fan. Three piece suite comprising; Bath with mixer tap, Low level W/C and Vanity unit housing the wash hand basin with mixer tap over. Heated towel rail. Tiling to all walls. Tile effect flooring.

#### REAR GARDEN

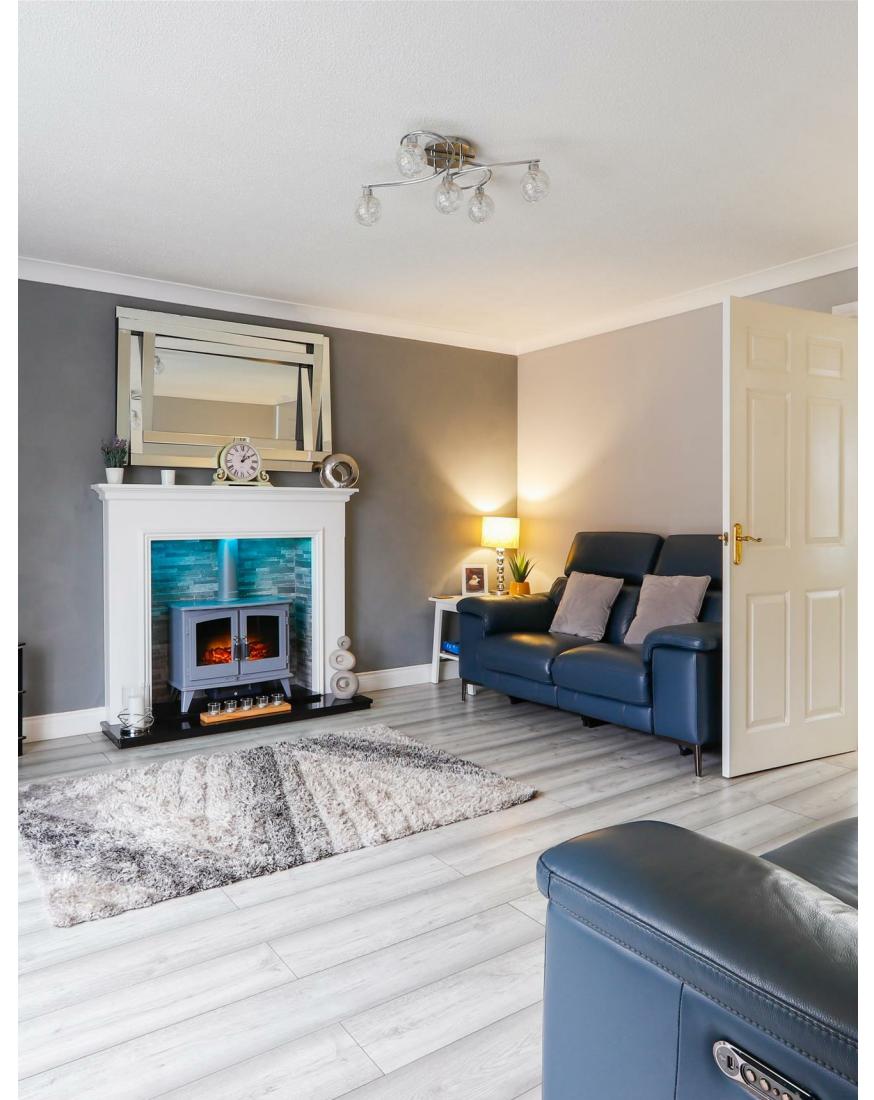
Enclosed with timber fence. Timber gate to the side giving access to front elevation. Outside water tap. Lawn and patio area. Timber built summer house/storage to remain.

#### FRONT ELEVATION

#### DOUBLE GARAGE

**5.38 x 5.36 (17'8" x 17'7")**

Access via two up and over garage doors. Currently used as a home gym. Benefiting from Power and Lighting.





## DANNOG Y COED

BARRY, CF63 1HF - £465,000



4



3



1248.16

sq ft

Nestled in the charming area of Dannog Y Coed, Barry, this impressive detached house offers a perfect blend of space and comfort, ideal for family living. Spanning an ample 1,248 square feet, the property boasts four generously sized double bedrooms, ensuring that everyone has their own private retreat.

The home features two inviting reception rooms, providing versatile spaces for relaxation and entertainment. Whether you wish to host gatherings or enjoy quiet evenings, these rooms cater to all your needs. With three well-appointed bathrooms, morning routines will be a breeze, accommodating the demands of a busy household.

For those with vehicles, the property is a true gem, offering off-road parking for up to five vehicles, along with a double garage. This feature is particularly advantageous for families or individuals with multiple cars, ensuring convenience and security.

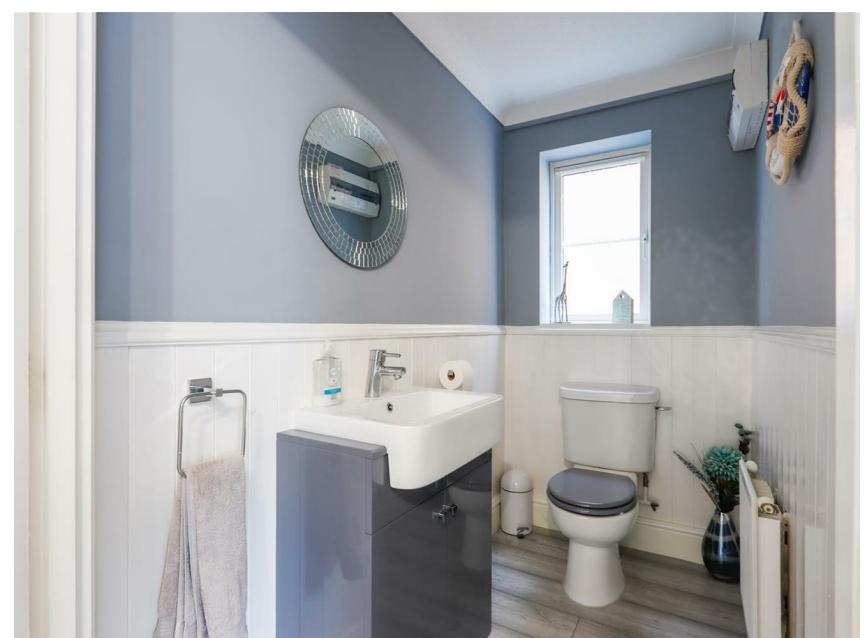
One of the standout aspects of this property is that it comes with no chain, allowing for a smooth and swift transaction. This is an excellent opportunity for buyers looking to settle into their new home without unnecessary delays.

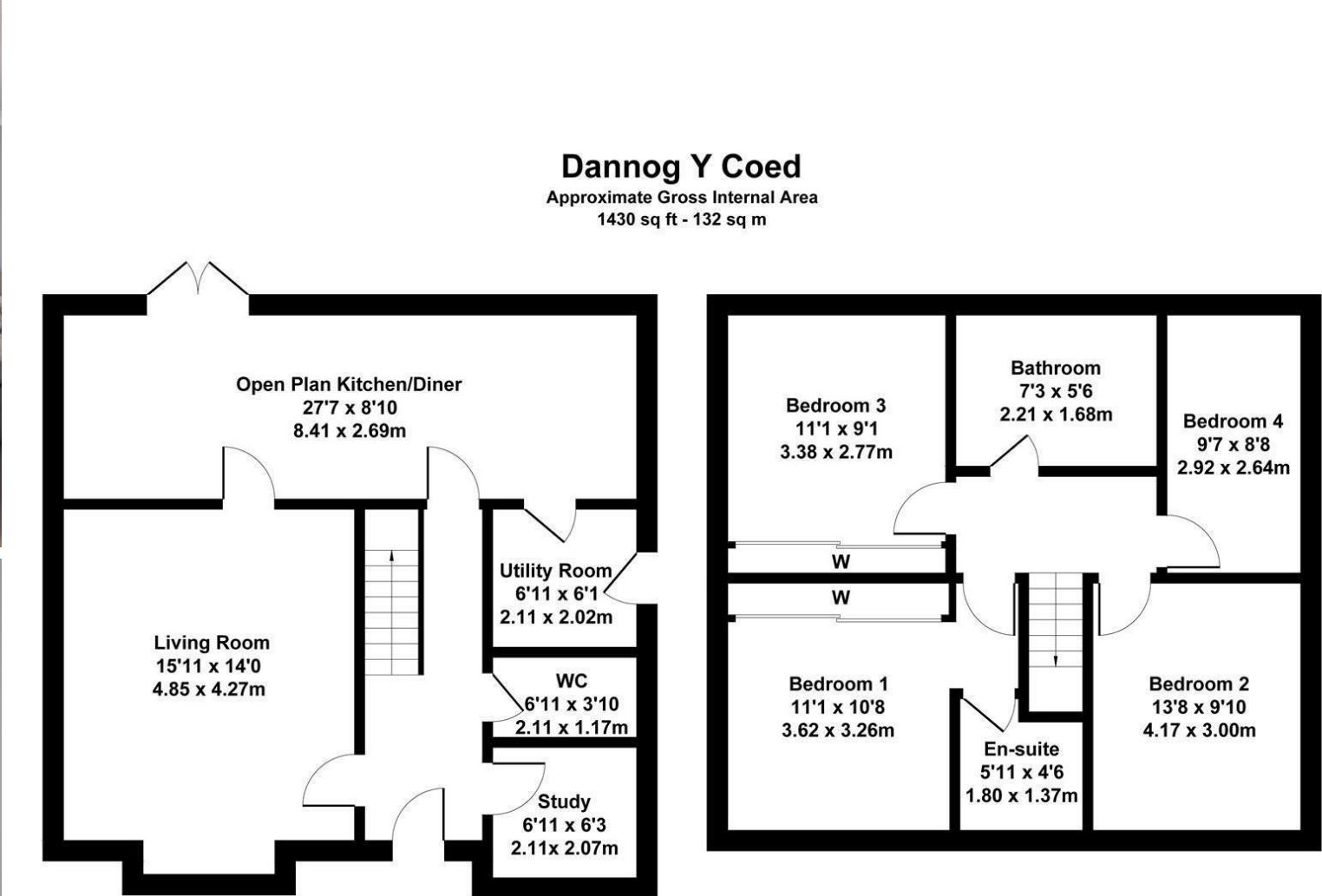
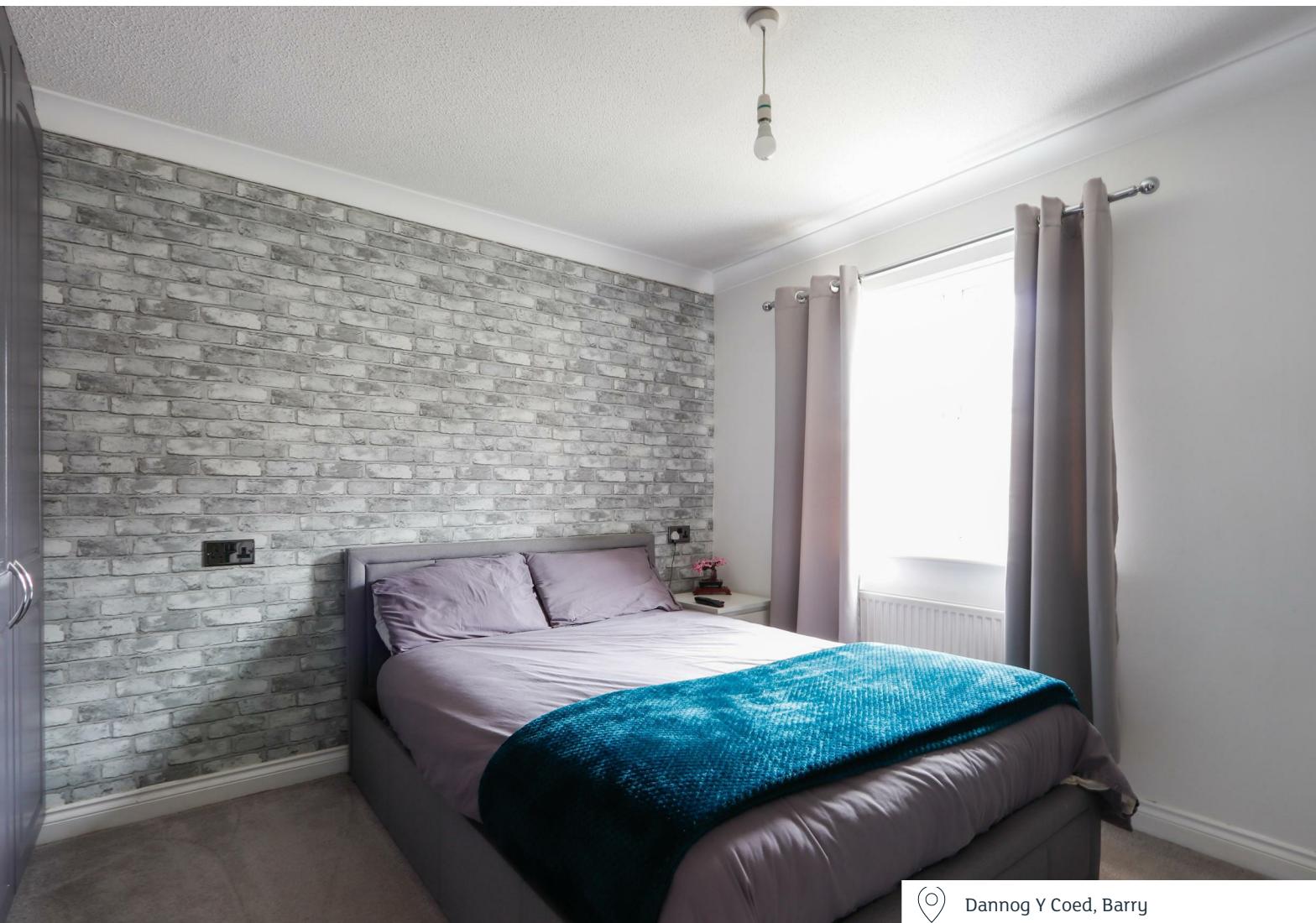
In summary, this detached house in Dannog Y Coed is a remarkable find, combining spacious living areas, ample parking, and a prime location in Barry. It is an ideal choice for families seeking a comfortable and practical home. Do not miss the chance to make this property your own.



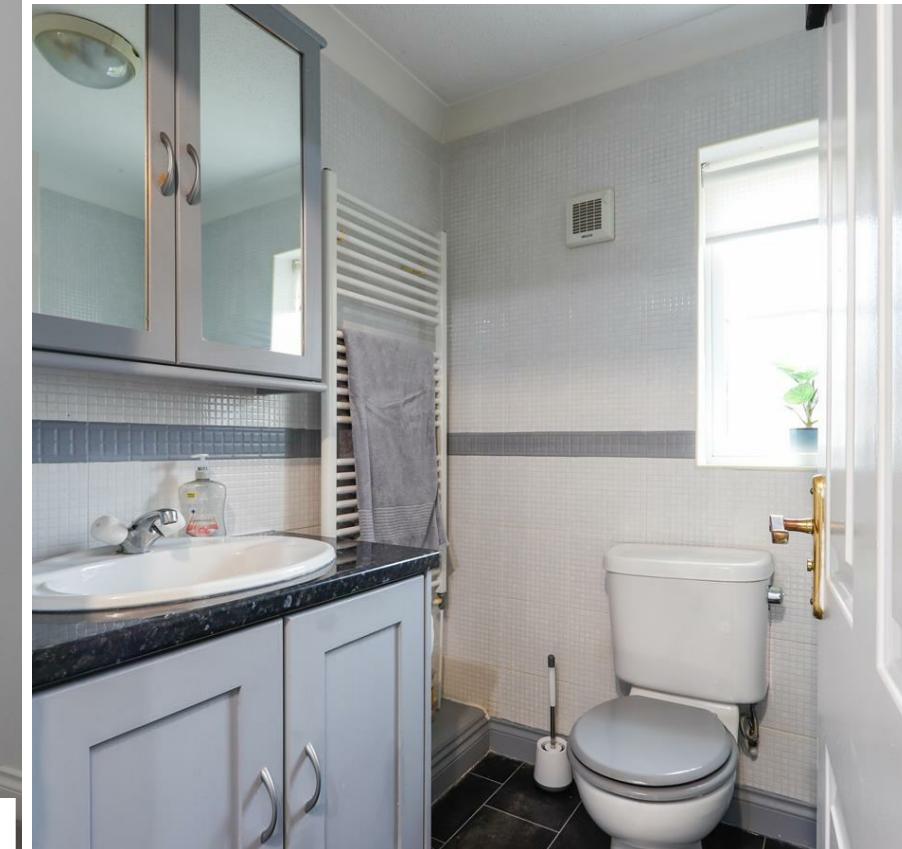
### PROPERTY SPECIALIST

Miss Georgia Farr  
georgia@knights.uk.com  
Negotiator





Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		74
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Dannog Y Coed, Barry