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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Clos Maes Dyfan*

EAST END





A fantastic opportunity to purchase a well-maintained home in the popular Clos Maes Dyfan area. Offering bright, versatile living space and a move-in ready finish, it's well suited to first-time buyers, families, or investors, with the added benefit of a convenient location close to local amenities and transport links.

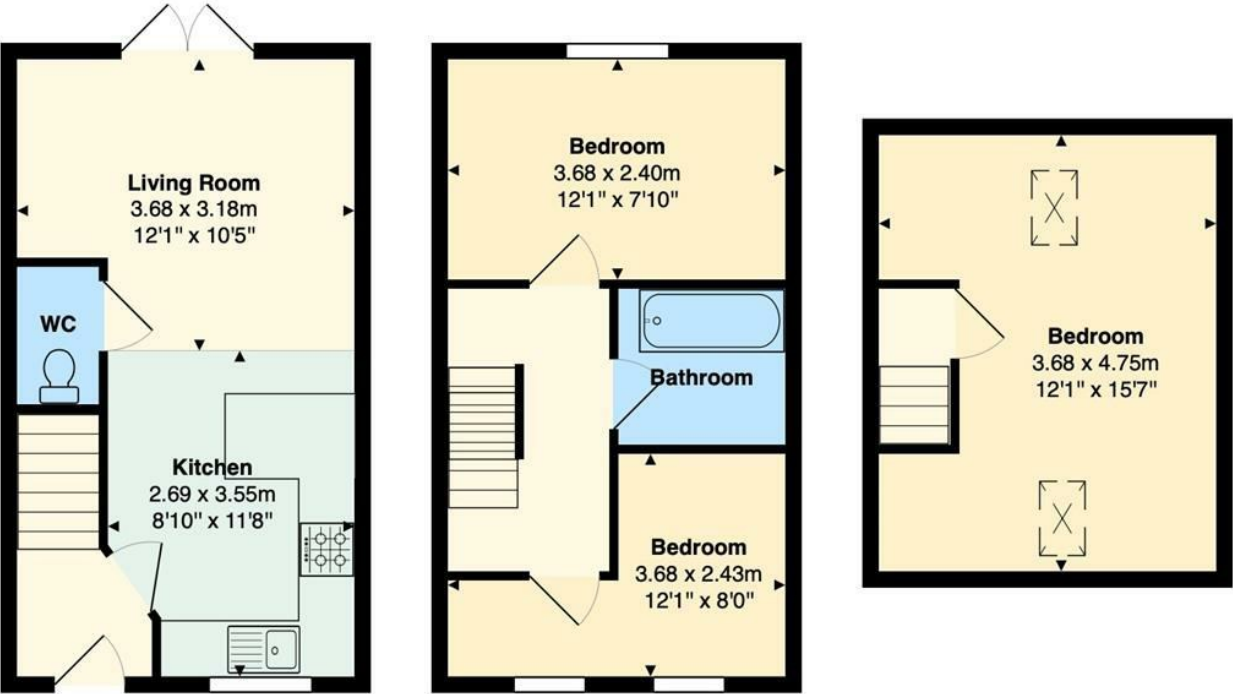
Comments by Mrs Samantha Draisey



**Property Specialist**  
**Mrs Samantha Draisey**  
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Clos Maes Dyfan, Barry, CF63 1SJ



Total Area: 67.0 m<sup>2</sup> ... 721 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Living here has been such a joy for our family. We've loved the bright, welcoming feel of the house and the space it gives us to relax, work, and entertain. The garden has been our favourite spot. Perfect for lazy weekends, barbecues, and watching the kids play. We've also really appreciated the friendly neighbourhood and how close everything we need is. It's been a home full of happy memories, and we'll truly miss it.

Comments by the Homeowner





# Clos Maes Dyfan

*East End, Barry, CF63 1SJ*

Offers Over

**£215,000**



3 Bedroom(s)



1 Bathroom(s)



718.00 sq ft



Contact our  
***Penarth Branch***

02920415161

Tucked away in the popular Clos Maes Dyfan area of Barry, this charming townhouse offers comfortable and well-balanced living across approximately 718 sq ft. The property features three well-proportioned bedrooms, making it an ideal choice for families, first-time buyers, or professionals seeking additional space.

The ground floor welcomes you into a cosy and inviting reception room, perfect for both relaxing and entertaining. The layout is thoughtfully arranged to maximise natural light and create a warm, homely atmosphere throughout. The property also benefits from a well-appointed bathroom, designed with everyday convenience in mind.

Upstairs, the bedrooms are versatile and can easily be adapted to suit a range of needs, whether as bedrooms, a home office, or guest accommodation.

Situated in a friendly and well-connected neighbourhood, the property is within easy reach of local schools, shops, parks, and transport links, making it a practical option for commuters and families alike.

Well-maintained and ready to move into, this delightful townhouse offers a fantastic opportunity to enjoy comfortable living in a sought-after part of Barry.





HALLWAY 2'11" x 4'10" (0.89m x 1.47m )

KITCHEN/DINING/LIVING 8'08" x 12'01" x 7'01" / 22'01" (2.64m x 3.68m x 2.16m / 6.73m )

W/C 4'11" x 2'11" (1.50m x 0.89m )

BEDROOM TWO 7'10" x 11'11" (2.39m x 3.63m )

BEDROOM THREE 7'09" / 2'11" x 5'07" x 12'0" (2.36m / 0.89m x 1.70m x 3.66m )

BATHROOM 6'0" x 5'07" (1.83m x 1.70m )

HALLWAY 2'07" (0.79m )

BEDROOM ONE 9'0" / 12'0" x 15'07" (2.74m / 3.66m x 4.75m )

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            | 97        |
| (81-91) B                                   | 84                         |           |
| (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<br>2002/91/EC |           |

