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CARDIFF

VALE

CAERPHILLY

BRISTOL

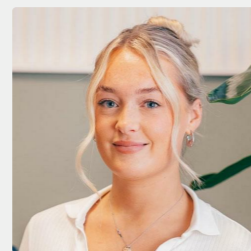
*Meadow Vale*

EAST



*This home offers a warm and welcoming feel throughout. The sun-filled kitchen/diner is a standout feature, providing a bright and versatile space for family life, entertaining, and home working. With its modern layout and excellent flow, this property would make a fantastic home for first-time buyers and growing families, while also presenting an attractive investment opportunity.*

Comments by Miss Georgia Farr



**Property Specialist**  
**Miss Georgia Farr**  
 Sales Negotiator

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**Meadow Vale, Barry, CF63 1ER**



**Total Area: 58.6 m<sup>2</sup> ... 630 ft<sup>2</sup>**

All measurements are approximate and for display purposes only

*This home was not only my first home, but also my mum's. It has been a great place to live, with a convenient location close to local amenities and transport links. Over the years, we've enjoyed making it our own, particularly the cosy front living room and the bright kitchen area.*

Comments by the Homeowner





# Meadow Vale

East, Barry, CF63 1ER

Asking Price

£225,000



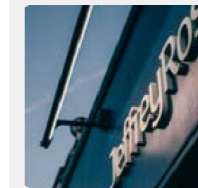
2 Bedroom(s)



1 Bathroom(s)



624.31 sq ft



Contact our  
**Knights Barry Branch**

01446 700222

Situated on Meadow Vale in Barry, this beautifully presented mid-terrace home offers stylish, modern living in a convenient and well-established location. Extensively renovated and redecorated throughout, the property boasts a contemporary layout designed to suit modern lifestyles.

The accommodation comprises a welcoming entrance leading into an inviting reception room, creating the perfect space for relaxing or entertaining. Upstairs, there are two generously proportioned double bedrooms and a well-appointed family bathroom, providing comfortable accommodation for couples, small families, or those looking to downsize.

A particular highlight is the bright kitchen leading to the generous rear garden, enjoying a sunny aspect and offering an excellent outdoor space for dining, entertaining, or simply unwinding. The home also benefits from the rare advantage of two off-road parking spaces, adding further practicality and convenience.

Built in 1990, the property combines modern comforts with the appeal of an established residential setting. Offered to the market with no onward chain, it presents an excellent opportunity for a straightforward and hassle-free move.

Ideal for first-time buyers, downsizers, or investors alike, this superb home offers well-presented accommodation, excellent outdoor space, and a desirable location within easy reach of local amenities, schools, and transport links.





- PORCH 4'03" x 3'07" (1.30m x 1.09m )
- LIVING ROOM 15'0" x 12'06" (4.57m x 3.81m)
- KITCHEN 12'06" x 9'03" (3.81m x 2.82m )
- BEDROOM ONE 9'03" x 12'06" (2.82m x 3.81m )
- HALLWAY 3'10" / 3'01" (1.17m / 0.94m )
- BEDROOM TWO 7'0" x 12'06" (2.13m x 3.81m )
- BATHROOM 8'05: x 4'05" (2.57m: x 1.35m )





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

