



[www.knights.uk.com](http://www.knights.uk.com)

CARDIFF

VALE

CAERPHILLY

BRISTOL



CWM TALWG



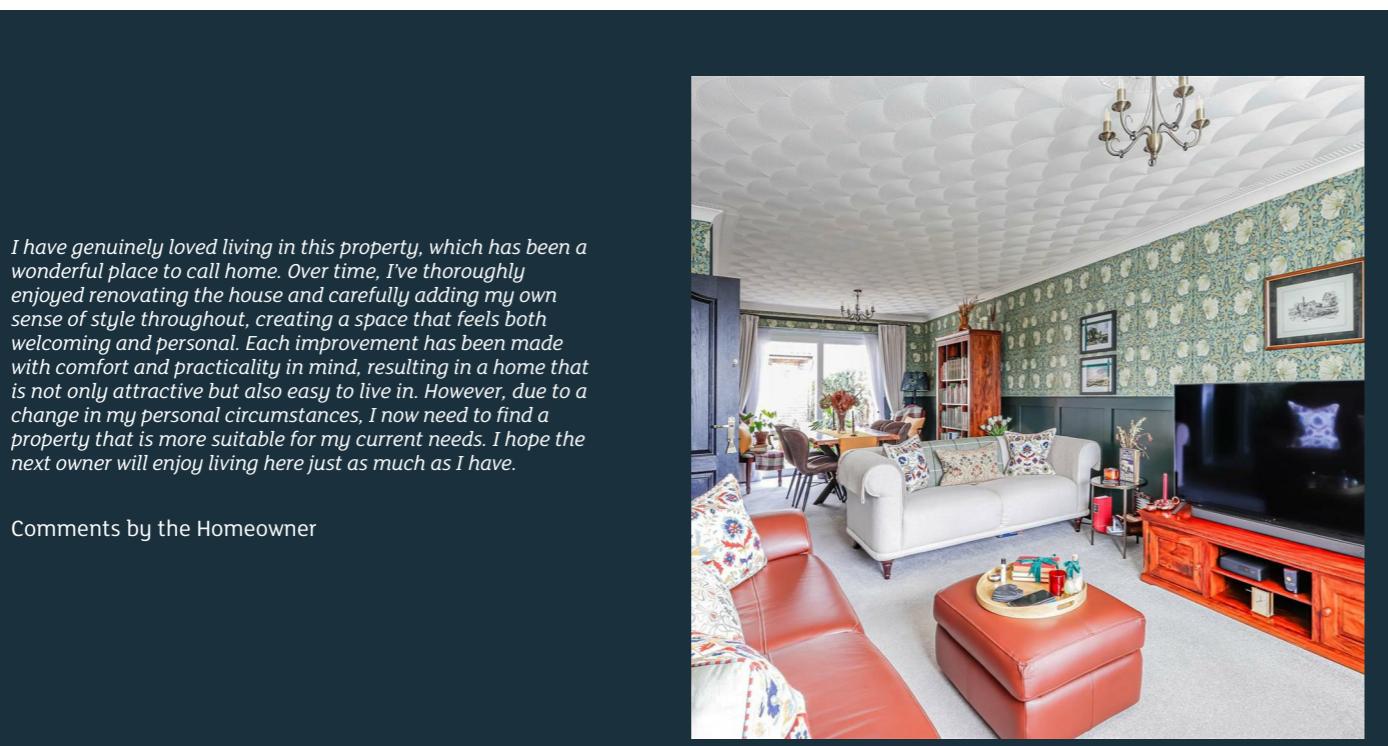
*This property has been recently renovated by the current owner, with each improvement carefully considered to enhance comfort and practicality. The result is a well-presented home that is both visually appealing and well suited to modern day-to-day living.*

Comments by Mrs Samantha Draisey



**Property Specialist**  
Mrs Samantha Draisey  
Branch manager

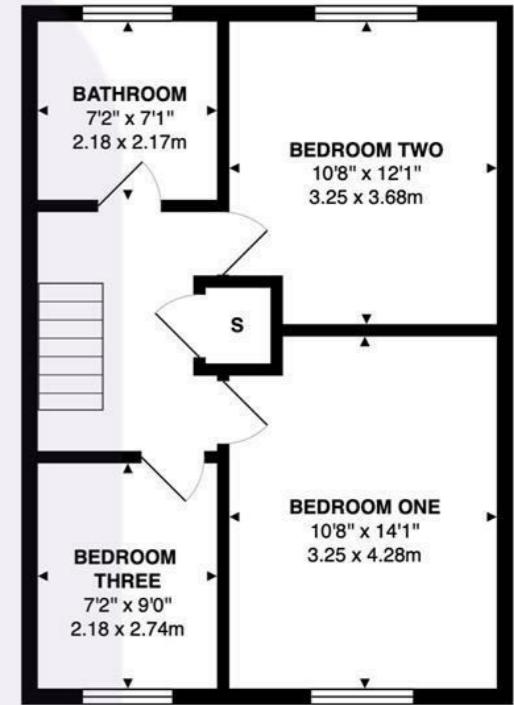
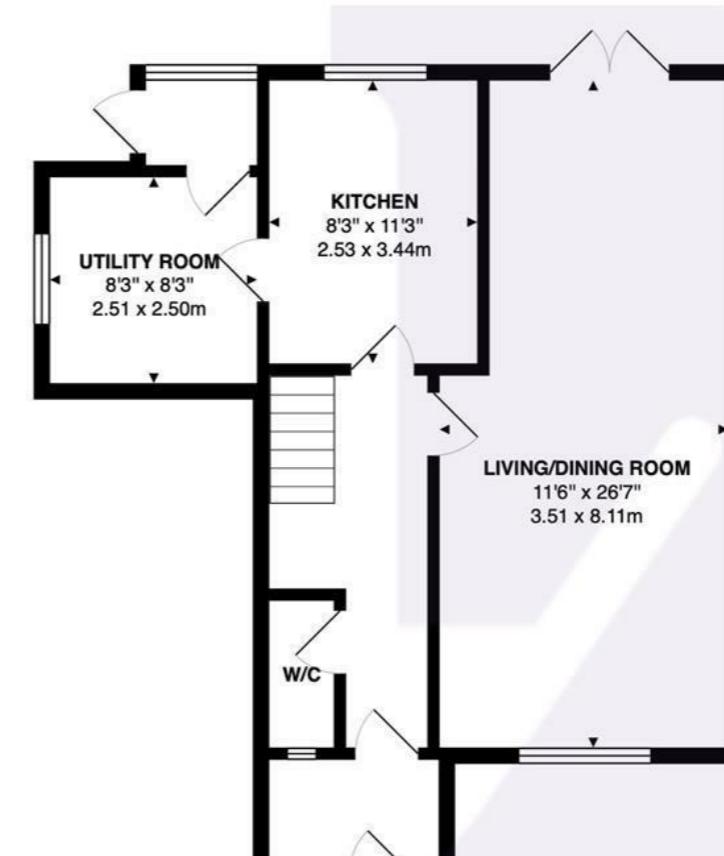
samantha@knights.uk.com



*I have genuinely loved living in this property, which has been a wonderful place to call home. Over time, I've thoroughly enjoyed renovating the house and carefully adding my own sense of style throughout, creating a space that feels both welcoming and personal. Each improvement has been made with comfort and practicality in mind, resulting in a home that is not only attractive but also easy to live in. However, due to a change in my personal circumstances, I now need to find a property that is more suitable for my current needs. I hope the next owner will enjoy living here just as much as I have.*

Comments by the Homeowner

**Usk Way, Barry, CF62 7XL**



Total Area: 1096 ft<sup>2</sup> ... 101.9 m<sup>2</sup>

All measurements are approximate and for display purposes only



CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.knights.uk.com](http://www.knights.uk.com)



# Usk Way

Cwm Talwg, Barry, CF62 7XL

Guide Price

£375,000



3 Bedroom(s)



1 Bathroom(s)



1044.10 sq ft



Contact our  
**Knights Barry Branch**

01446 700222

Set on a generous corner plot in the highly desirable Usk Way area of Barry, this beautifully presented link-detached home offers the perfect balance of comfort, space, and convenience.

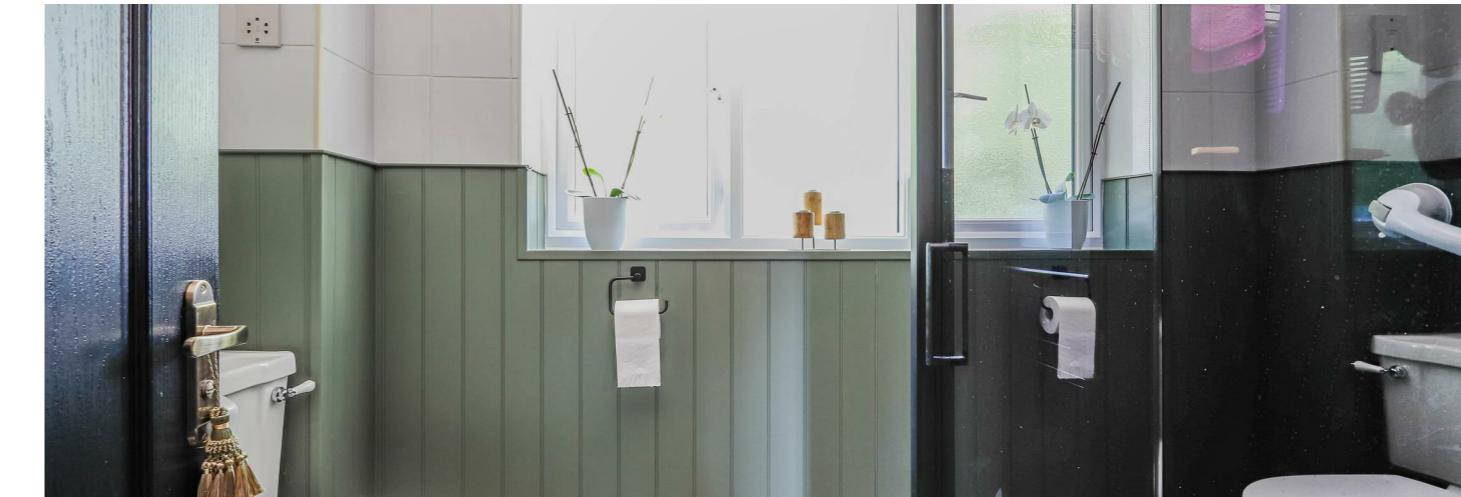
The property features three well-proportioned bedrooms, making it an excellent choice for families or anyone seeking additional space. The spacious reception room creates a warm and welcoming setting, ideal for both everyday living and entertaining guests.

Outside, the property is surrounded by well-maintained gardens that offer both beauty and practicality. Whether you're looking for a peaceful spot to relax, space for children to play, or room to pursue gardening, the outdoor area ticks every box.

Further benefits include off-road parking and a detached garage, adding to the property's overall appeal and practicality.

Located just a short distance from local shops and well-regarded schools, this home ensures easy access to essential amenities while offering a quiet, residential setting.

With its prime location and impressive presentation, this property is sure to generate strong interest. Early viewing is highly recommended.



PORCH 6'09" x 4'03" (2.06m x 1.30m)

HALLWAY 3'03" (0.99m )

W/C 2'07" x 5'10" (0.79m x 1.78m )

LIVING ROOM 11'06" x 14'10" (3.51m x 4.52m )

DINING ROOM 9'06" x 26'07" (2.90m x 8.10m )

KITCHEN 11'04" x 8'02" (3.45m x 2.49m )

UTILITY 8'03" x 8'03" (2.51m x 2.51m )

REAR LOBBY 3'04" x 4'05" (1.02m x 1.35m )

BEDROOM ONE 10'08" x 14'10" (3.25m x 4.52m )

BEDROOM TWO 10'07" x 11'05" (3.23m x 3.48m )

CARDIFF

VALE

CAERPHILLY

BRISTOL





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B		
(69-80)	C	79	
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

