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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Heol Ty Draw*

WATERFRONT



What to love about this property? This stylish end-terrace home on Heol Ty Draw combines modern living with family-friendly practicality. The open-plan kitchen, dining, and living space with underfloor heating forms a welcoming heart, complemented by a flexible reception room. With four bedrooms, two bathrooms, a downstairs W/C, an enclosed rear garden, and two off-road parking spaces, it's perfect for families. Situated in a sought-after area with excellent schools, amenities, and transport links, this home offers comfort, convenience, and community.

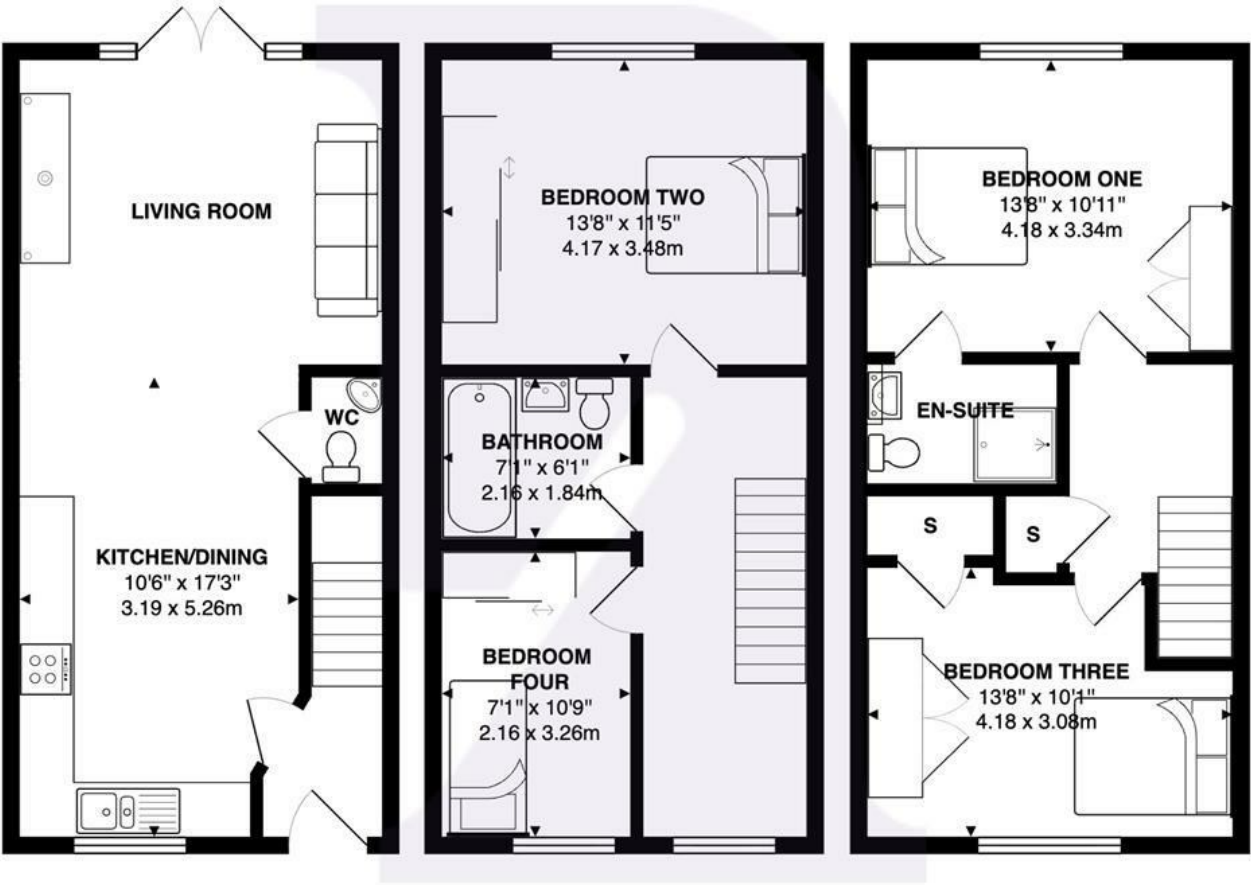
Comments by Mrs Samantha Draisey



**Property Specialist**  
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Heol Ty Draw, Barry, CF62 5DU



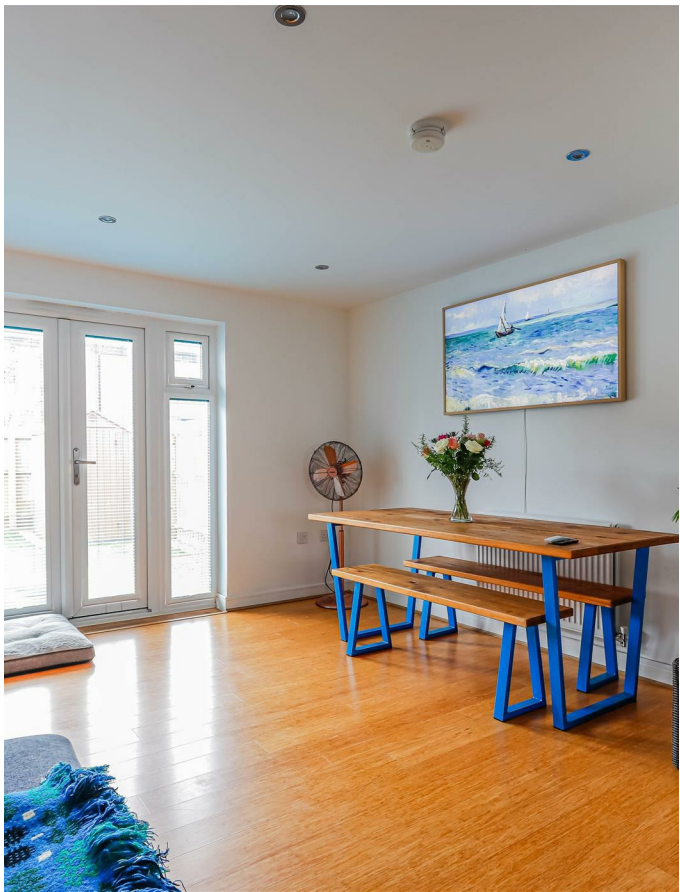
Total Area: 1196 ft² ... 111.1 m²  
All measurements are approximate and for display purposes only

We've loved living in this home on Heol Ty Draw and will be sad to leave, but we are relocating. The open-plan kitchen, dining, and living space has been the heart of the home, made especially comfortable with underfloor heating and ideal for family life and entertaining. With four bedrooms, two bathrooms, a flexible reception room, an enclosed rear garden, and two off-road parking spaces, it has suited our family perfectly. Set in a sought-after area with excellent schools, amenities, and transport links, it's been a wonderful place to call home.

Comments by the Homeowner







# Heol Ty Draw

Waterfront, Barry, CF62 5DU

Offers Over

£300,000



4 Bedroom(s)



2 Bathroom(s)



1196.00 sq ft



Contact our  
**Knights Barry Branch**  
01446 700222

Situated in the sought-after area of Heol Ty Draw in Barry, this beautifully presented end-terrace home offers the perfect blend of modern style and everyday comfort. With four generously sized bedrooms, it is ideally suited to families or those looking for additional space.

The heart of the home is the impressive open-plan kitchen, dining, and living space, featuring underfloor heating to create a warm and inviting atmosphere for both daily life and entertaining. In addition, a well-proportioned reception room provides further flexibility, whether used as a cosy lounge, playroom, or a more formal sitting room. The property also benefits from two well-designed bathrooms, plus a convenient downstairs W/C to support the needs of a busy household.

Outside, the enclosed rear garden offers side access and provides an ideal space for outdoor dining, relaxation, or play. The property also boasts two off-road parking spaces, a valuable advantage in this popular location.

Heol Ty Draw is renowned for its strong community feel, excellent local amenities, and convenient transport links. The home also falls within the catchment for sought-after and well-regarded local schools, making it an appealing choice for families.

With its contemporary features and spacious layout, this home presents a fantastic opportunity to settle into a vibrant and welcoming neighbourhood. It is ready for its new owners to move straight in and start enjoying everything it has to offer.





OPEN PLAN LIVING/KITCHEN 28"3 x 11"5

BEDROOM TWO 13"8 x 11"5 (3.96m2.44m x 3.35m1.52m)

BEDROOM FOUR 10"9 x 7"1 (3.05m2.74m x 2.13m0.30m)

BATHROOM 7"1 x 6"1 (2.13m0.30m x 1.83m0.30m)

MASTER BEDROOM 13"8 x 10"11 (3.96m2.44m x 3.05m3.35m)

ENSUITE 6"1 x 3"1 (1.83m0.30m x 0.91m0.30m)

BEDROOM THREE 42'7""26'2" x 32'9""3'3" (13"8 x 10"1)









| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) A                                 |                                                                                                             | 95        |
| (81-91) B                                   | 85                                                                                                          |           |
| (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  |           |

