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CARDIFF

VALE

CAERPHILLY

BRISTOL



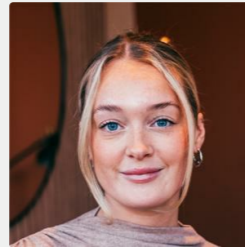
*Clos Cymmer*



What I love about this home is how it blends modern living with a fantastic location. Built in 2019 and set in the popular Clos Cymmer area, it feels fresh, well maintained, and ready to move into.

The flexible living space, three bedrooms, and multiple bathrooms make it practical and comfortable, while the natural light throughout gives it a bright, welcoming feel. With three off-road parking spaces and easy access to local shops, schools, and Barry's beaches, it's a home that really ticks all the boxes.

Comments by Miss Georgia Farr



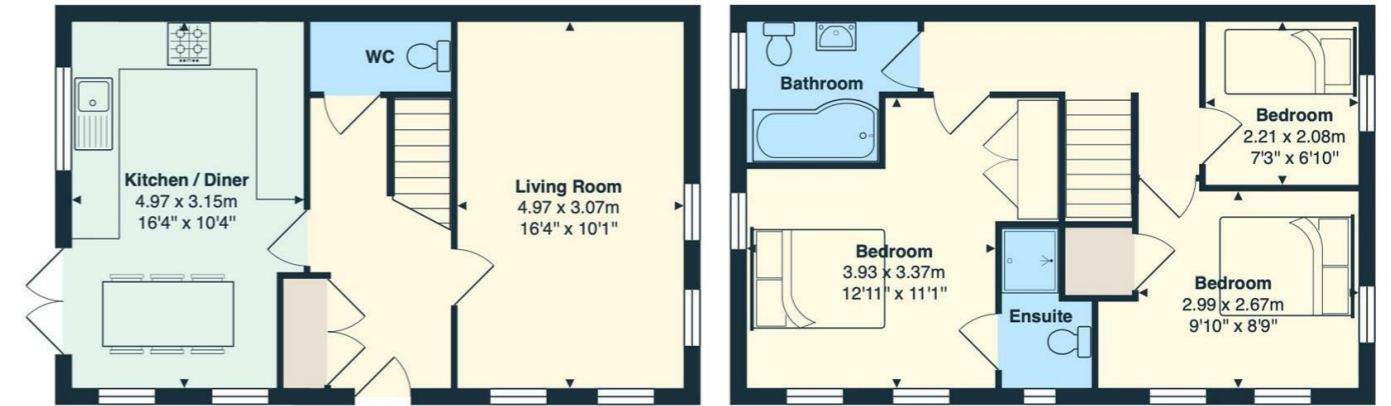
**Property Specialist**

**Miss Georgia Farr**

Sales Negotiator

georgia@knights.uk.com

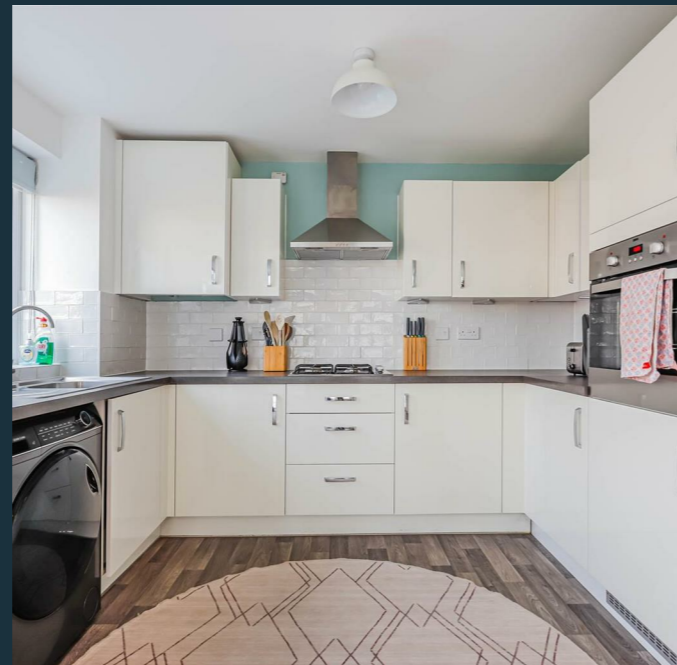
## Clos Cymmer Barry



All measurements are approximate and for display purposes only

Total Area: 82.6 m<sup>2</sup> ... 889 ft<sup>2</sup>

Comments by the Homeowner





# Clos Cymmer

, Barry, CF62 5DL

Offers Over

£300,000



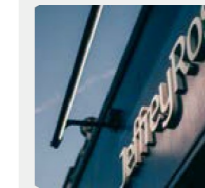
3 Bedroom(s)



2 Bathroom(s)



915.00 sq ft



Contact our  
**Knights Barry Branch**

01446 700222

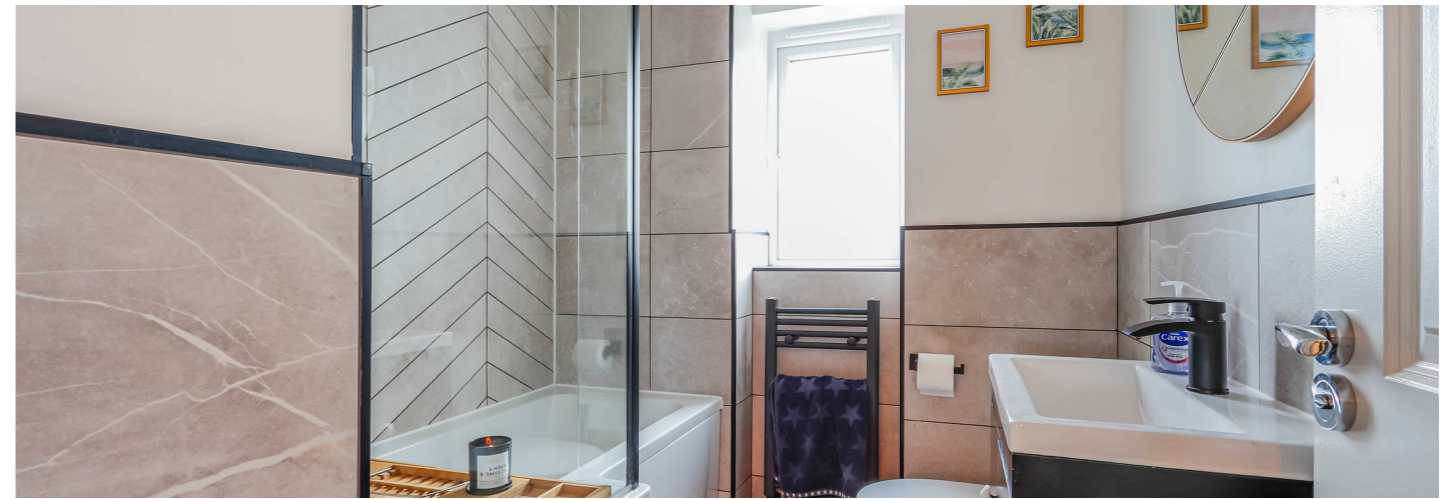
Situated in the highly sought after area of Clos Cymmer, Barry, this modern home perfectly combines contemporary living with everyday convenience. Constructed in 2019, the property is presented in excellent condition and is ready for immediate occupation.

The home boasts two generous reception rooms, providing flexible spaces ideal for both relaxing and entertaining. There are three well sized bedrooms, making it an excellent choice for families, professionals, or those in need of guest accommodation or a home office. The property benefits from two bathrooms as well as a convenient downstairs WC, ensuring comfort and practicality for modern family living.

A key highlight of this property is the abundance of natural light throughout, enhanced by numerous windows that create a bright and welcoming atmosphere. Externally, the property offers three off road parking spaces, a rare and valuable feature in this desirable location.

Conveniently positioned close to local shops, schools, and Barry's stunning beaches, the location is particularly appealing. The property also falls within the catchment area for well regarded schools, making it an ideal option for families.

Overall, this is a fantastic opportunity to acquire a modern, well presented home in a prime Barry location. Offering spacious accommodation, excellent parking, and close proximity to essential amenities, this property is sure to attract strong interest. Early viewing is highly recommended.



LIVING ROOM 16'4 x 10'1 (4.98m x 3.07m)

KITCHEN/DINER 16'4 10'4 (4.98m 3.15m)

BEDROOM ONE 12'11 x 11'1 (3.94m x 3.38m)

ENSUITE 6'6"59'0" x 3'3"160'9" (2'18 x 1'49)

BEDROOM TWO 9'10 x 8'9 (3.00m x 2.67m)

BEDROOM THREE 7'3 x 6'10 (2.21m x 2.08m)

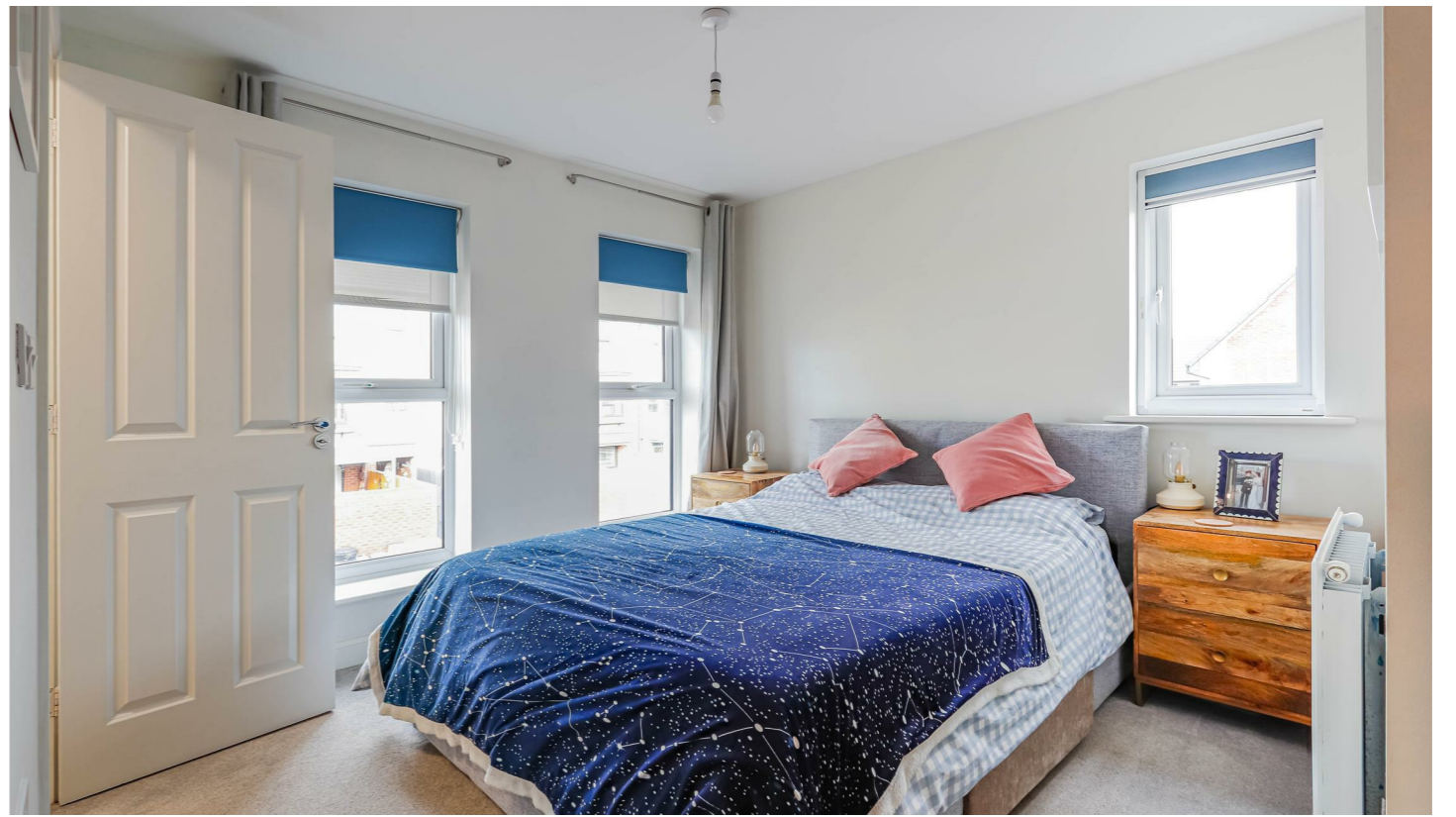
FAMILY BATHROOM 3'3"298'6" x 3'3"288'8" (1'91 x 1'88)

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

