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*Coed Y Capel*

HIGHLIGHT PARK



What I love about this home is how effortlessly it combines space, style, and practicality. With four generous bedrooms and two reception rooms, it's perfect for growing families or anyone who enjoys entertaining. The layout flows beautifully, making everyday life easy, and the two bathrooms add real convenience. The standout feature has to be the extensive parking for up to seven vehicles which is a rare bonus in this area. Set in the sought-after Coed Y Capel within Highlight Park, it's a home that ticks all the boxes for modern family living.

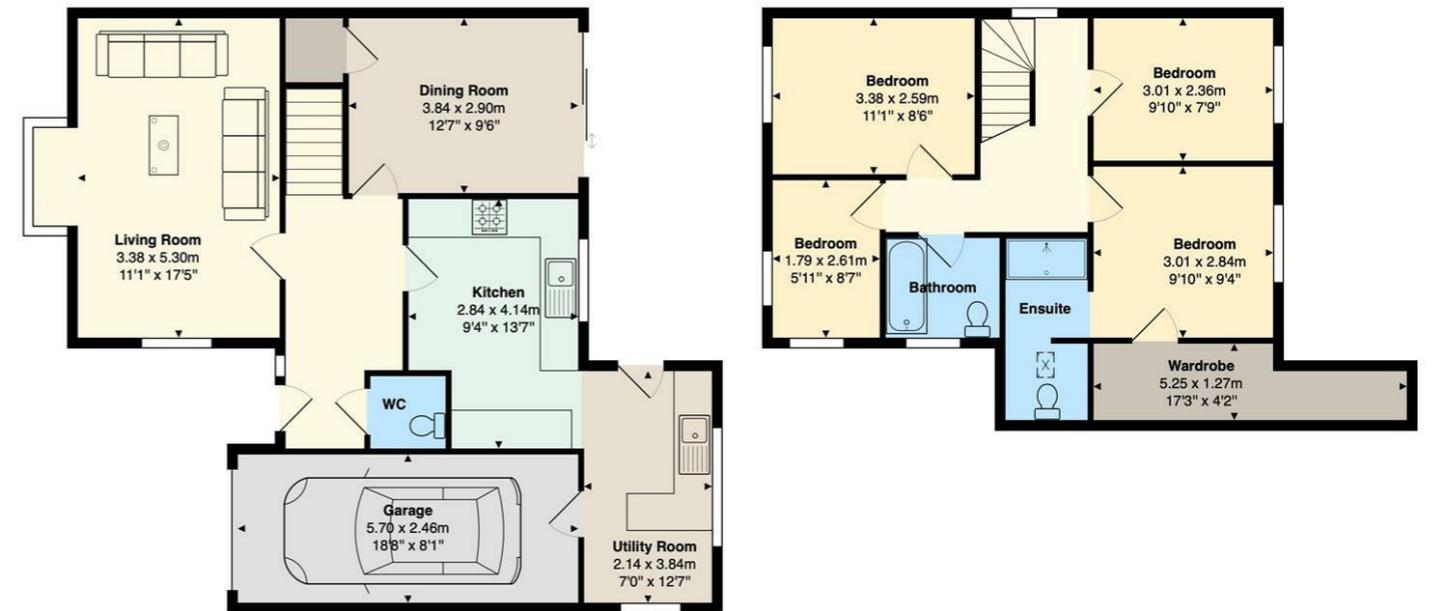
Comments by Miss Georgia Farr



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

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Amara, Coed Y Capel, Barry, CF62 8AF



Total Area: 130.1 m<sup>2</sup> ... 1401 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

We've loved living in this home. It's been spacious, comfortable, and perfect for family life. The four bedrooms, two reception rooms, and two bathrooms have given us plenty of room to enjoy every day, and the parking for up to seven vehicles has been a real bonus. Now that it's just the two of us, we're looking to downsize, and while it's a little sad to leave, we hope the next owners will love it as much as we have.

Comments by the Homeowner





# Coed Y Capel

Highlight Park, Barry, CF62 8AF

Offers Over

£400,000



4 Bedroom(s)



2 Bathroom(s)



1227.09 sq ft



Contact our  
**Knights Barry Branch**

01446 700222

Positioned in the charming area of Coed Y Capel within Highlight Park, Barry, this impressive detached house offers a perfect blend of space and comfort for modern family living. With four well-proportioned bedrooms, this property is ideal for those seeking a generous home that accommodates both relaxation and entertainment.

The house boasts two inviting reception rooms, providing ample space for family gatherings or quiet evenings in. The layout is thoughtfully designed to ensure a seamless flow between the living areas, making it perfect for hosting guests or enjoying quality time with loved ones.

In addition to the spacious bedrooms, the property features two bathrooms, ensuring convenience for the entire household. This thoughtful arrangement allows for privacy and ease during busy mornings or when entertaining visitors.

One of the standout features of this home is the extensive parking available for up to seven vehicles, a rare find that adds significant value and convenience, particularly for larger families or those who enjoy hosting.

Overall, this detached house in Coed Y Capel is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious and well-appointed home. With its excellent location and generous amenities, it is sure to appeal to a wide range of buyers.



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HALLWAY 6'05" (1.96m )

W/C 4'02" x 3'11" (1.27m x 1.19m )

LIVING ROOM 11'01" plus bay x 17'05" (3.38m plus bay x 5.31m )

KITCHEN 9'04" x 13'07" (2.84m x 4.14m )

UTILITY ROOM 7'0" x 12'07" (2.13m x 3.84m )

DINING ROOM 8'06" x 12'07" (2.59m x 3.84m )

GARAGE 18'08" x 8'01" (5.69m x 2.46m )

BEDROOM ONE 9'10" x 9'03" (3.00m x 2.82m )

EN-SUITE SHOWER 5'05" x 4'02" (1.65m x 1.27m )

W/C 5'03" x 4'02" (1.60m x 1.27m )

WALK-IN-STORAGE 4'01" x 18'0" (1.24m x 5.49m )

BEDROOM TWO 8'06" x 11'01" (2.59m x 3.38m )

BEDROOM THREE 9'10" x 7'09" (3.00m x 2.36m )

BEDROOM FOUR 8'07" x 5'10" (2.62m x 1.78m )

BATHROOM 5'05" x 6'03" (1.65m x 1.91m )





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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 	

