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CARDIFF

VALE

CAERPHILLY

BRISTOL



Dobbins Road

COLDBROOK



Offering an exceptional amount of living space, a versatile layout and four generous bedrooms, this home is perfectly designed for modern family life. With three reception rooms, a rear extension, garage and off-road parking, it combines practicality with comfort, all within a sought-after location close to schools, amenities and excellent transport links.

Comments by Mrs Samantha Draisey

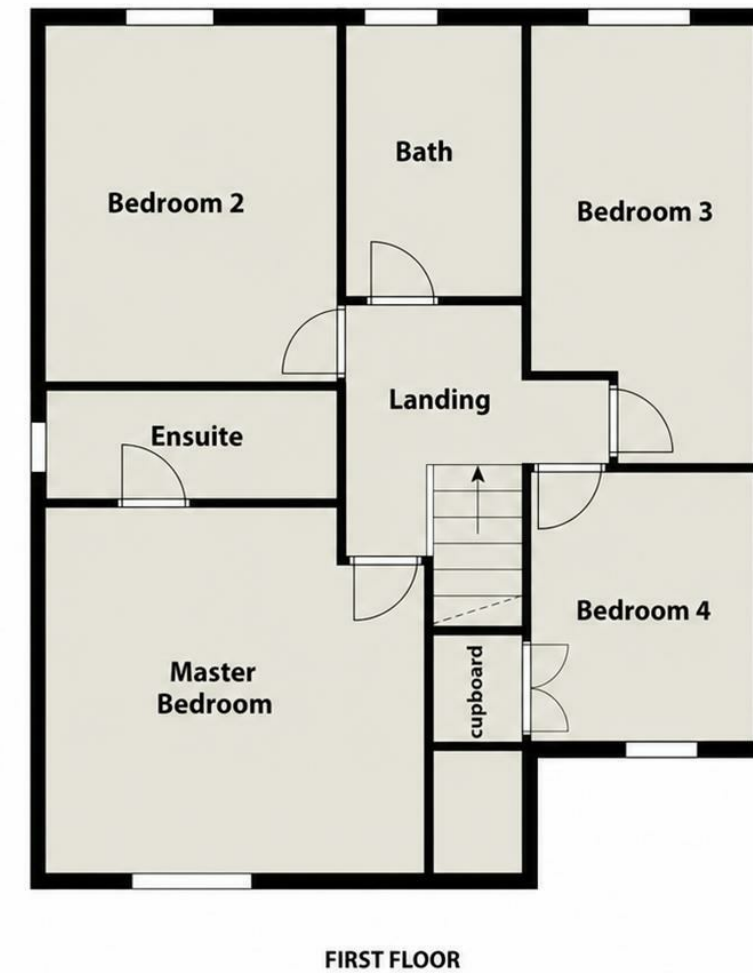


Property Specialist

Mrs Samantha Draisey

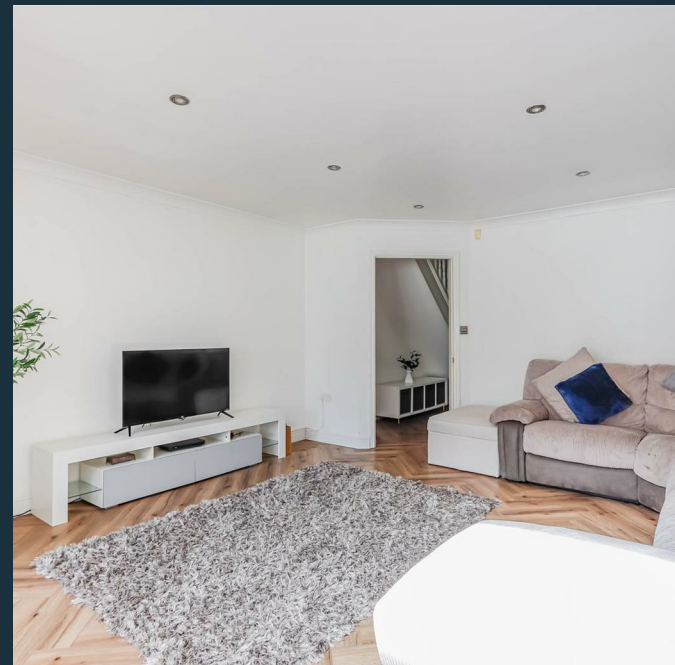
Branch manager

samantha@jeffreycrossandknights.co.uk



"We've loved the generous space this home offers, the flexible layout that has adapted to our family's needs, and the friendly neighbourhood. Its convenient location, close to schools, shops and transport links, has made it a wonderful place to call home."

Comments by the Homeowner





Dobbins Road

Coldbrook, Barry, CF63 2NP

Guide Price

£400,000



4 Bedroom(s)



3 Bathroom(s)



1603.82 sq ft



Contact our
Knights Barry Branch
01446 700222

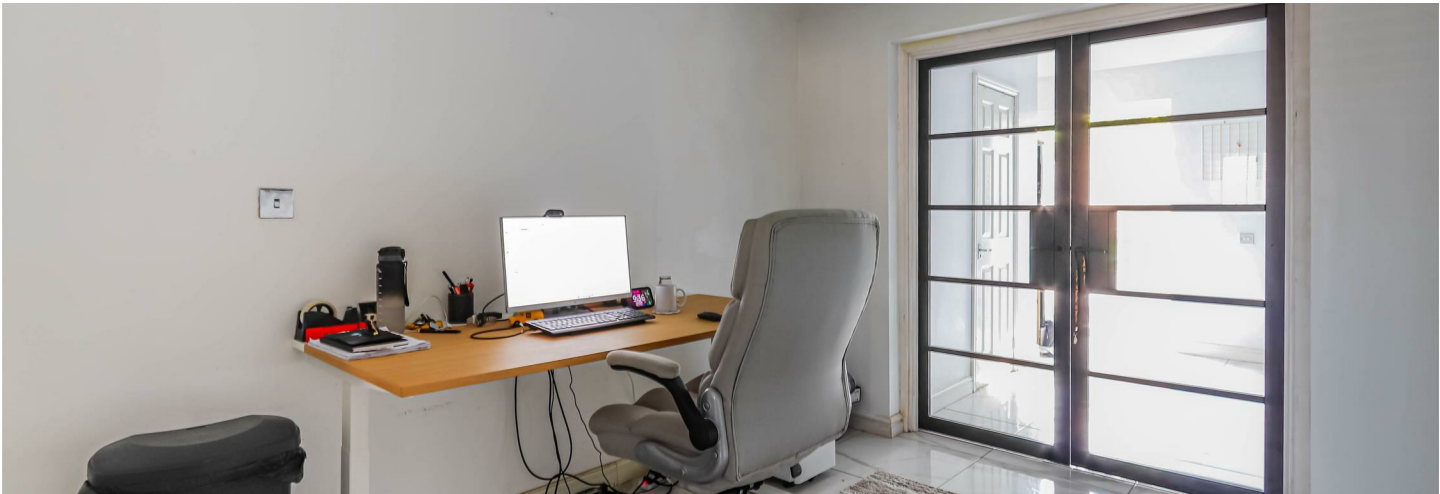
Situated on the highly sought-after Dobbins Road in Barry, this beautifully maintained four-bedroom family home offers generous and versatile accommodation, perfectly suited to modern family living. Boasting three spacious reception rooms, the property provides flexible space for entertaining, relaxing or working from home, while the rear extension enhances the living accommodation and creates a bright, welcoming atmosphere.

The home further benefits from two well-appointed bathrooms, making busy family life effortless, alongside a practical layout that can easily adapt to a variety of needs. Outside, there is the added convenience of a garage and off-road parking, offering ample space for vehicles and additional storage.

Ideally positioned close to well-regarded schools, local amenities and excellent transport links, this superb property combines space, comfort and convenience in one desirable package. Offering exceptional flexibility for growing families or those seeking additional living space, this is a wonderful opportunity to acquire a home ready to be enjoyed from day one. Early viewing is highly recommended.



HALLWAY 2'11" / 5'09" (0.89m / 1.75m)	EN-SUITE 3'10" x 8'0" (1.17m x 2.44m)
BOOT ROOM / UTILITY ROOM 7'07" x 12'04" (2.31m x 3.76m)	BEDROOM TWO 9'01" x 11'05" (2.77m x 3.48m)
STORAGE 12'04" x 4'02" (3.76m x 1.27m)	BEDROOM THREE 13'04" / 10'0" x 8'09" / 5'09" (4.06m / 3.05m x 2.67m / 1.75m)
WC 2'10" x 5'10" (0.86m x 1.78m)	BEDROOM FOUR 7'03" / 8'02" x 13'06" (2.21m / 2.49m x 4.11m)
LIVING ROOM 14'04" x 14'00" (4.37m x 4.27m)	BATHROOM 8'01" x 7'01" (2.46m x 2.16m)
LOUNGE 10'05" x 12'01" (3.18m x 3.68m)	
KITCHEN 8'11" x 15'08" (2.72m x 4.78m)	
DINING ROOM 10'05" x 12'01" (3.18m x 3.68m)	
KITCHEN 8'11" x 15'08" (2.72m x 4.78m)	
STUDY 11'04" x 8'11" (3.45m x 2.72m)	
BEDROOM ONE 11'06" x 13'06" (3.51m x 4.11m)	





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

