Birch Grove

THE KNAP

www.knights.uk.com

CARDIFF VALE CAERPHILLY BRISTOL

This is a home we absolutely love, primarily for its fantastic location in the highly sought-after area of The Knap.

Comments by Mrs Cassie Deans - Shumack

Property Specialist

Mrs Cassie Deans - Shumack

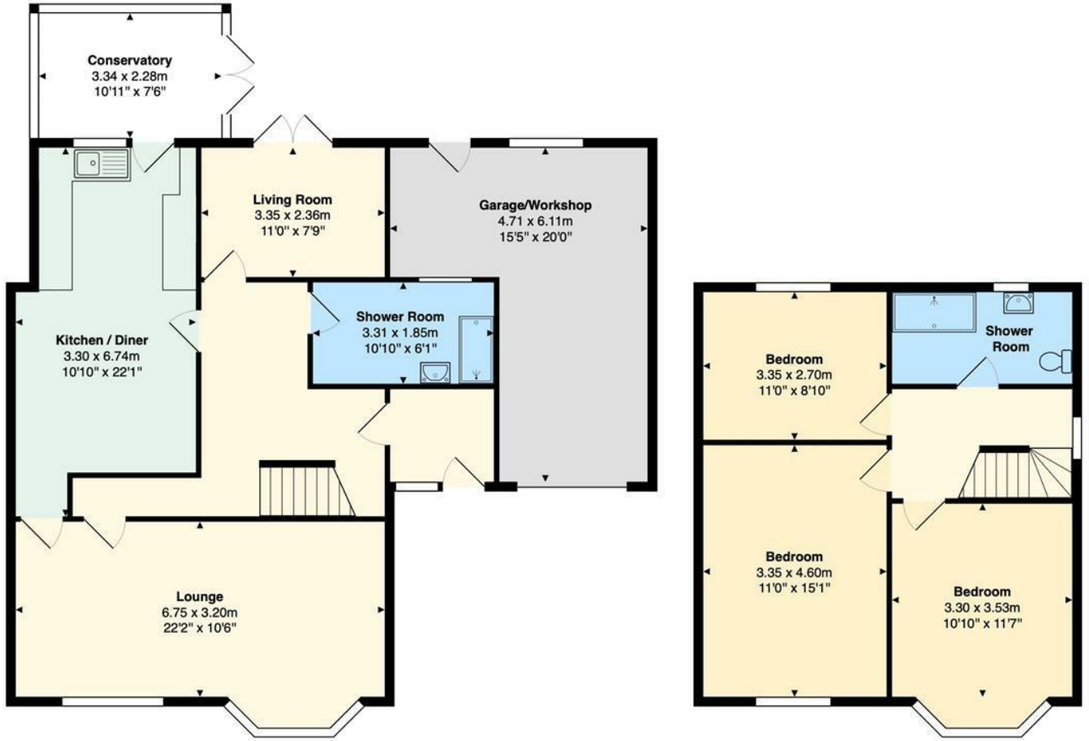
Senior valuer

cassie@jeffreyrossandknights.co.uk

This has been the perfect family home for us with the coast just moments away and such a lovely, peaceful community around. It's a special place and will always hold great memories for our family.

Comments by the Homeowner

Birch Grove, Barry, CF62 6SX



Total Area: 156.2 m² ... 1682 ft²

All measurements are approximate and for display purposes only

Birch Grove

The Knap, Barry, CF62 6SX

Offers Invited

£550,000

3 Bedroom(s) | 2 Bathroom(s) | 1270.14 sq ft

Contact our

Knights Barry Branch

01446 700222

Prime location in the charming area of The Knap, Barry, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

One of the standout features of this home is its generous plot size, allowing for a lovely outdoor space that can be enjoyed throughout the year. The large driveway and garage provide convenient off-street parking, ensuring that you will never have to worry about finding a space for your vehicle.

Situated on the coast, this property offers the opportunity to enjoy the beautiful seaside lifestyle that Barry is known for. Whether it's a leisurely stroll along the beach and coastal path or enjoying the local amenities, you will find that this location has much to offer.

Offered for sale with no onward chain.

PORCH 5'06" x 5'10" (1.68m x 1.78m)

HALLWAY 12'05" / 6'09" (3.78m / 2.06m)

SHOWER ROOM 10'10" x 6'01" (3.30m x 1.85m)

KITCHEN 9'05" x 19'06" (2.87m x 5.94m)

DINING ROOM 10'10" x 10'09" (3.30m x 3.28m)

CONSERVATORY 7'08" x 10'11" (2.34m x 3.33m)

LIVING ROOM 10'06" / 13'03" x 22'05" (3.20m / 4.04m x 6.83m)

RECEPTION ROOM 7'09" x 11'0" (2.36m x 3.35m)

BEDROOM ONE 11'0" x 10'06" (3.35m x 3.20m)

BEDROOM TWO 10'11" x 15'01" (3.33m x 4.60m)

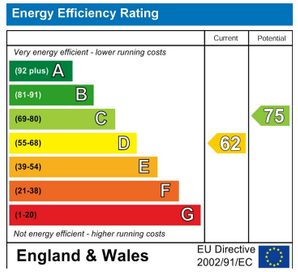
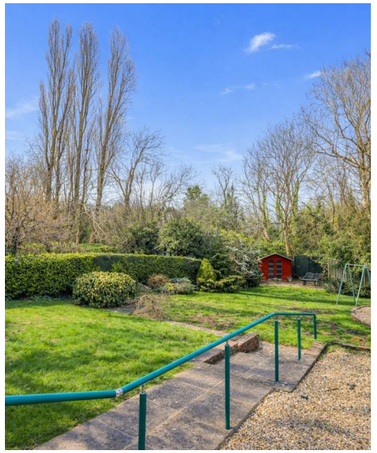
BEDROOM THREE 8'05" x 10'10" (2.57m x 3.30m)

BATHROOM 5'0" x 10'11" (1.52m x 3.33m)

GARAGE 8'11" / 15'05" x 7'07" / 20'0" (2.72m / 4.70m x 2.31m / 6.10m)

TENURE

We have been advised by the sellers that the property is LEASEHOLD with 887 years remaing. The ground rent is £6 per annum


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
62
75
England & Wales
EU Directive 2002/91/EC