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CARDIFF

VALE

CAERPHILLY

BRISTOL



*The Parade*

THE KNAP





Comments by Mrs Samantha Draisey



**Property Specialist**

**Mrs Samantha Draisey**

Branch manager

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Comments by the Homeowner

The Parade, Barry, CF62 6SD



Total Area: 193.6 m<sup>2</sup> ... 2084 ft<sup>2</sup>  
All measurements are approximate and for display purposes only





# The Parade

*The Knap, Barry, CF62 6SD*

Guide Price

**£550,000**



5 Bedroom(s)



1 Bathroom(s)



2185.07 sq ft



Contact our  
***Knights Barry Branch***

01446 700222

An exceptional and immaculately presented five-bedroom family home, enviably positioned on the sought-after Parade, enjoying breathtaking panoramic sea views across the coastline.

Offering spacious and highly versatile accommodation arranged over three floors, the property boasts two generous reception rooms and a substantial attic conversion, which has been thoughtfully designed to provide two additional bedrooms, making it ideal for larger or multi-generational families.

Beautifully maintained throughout, the home seamlessly blends character and charm with modern family living. Further benefits include off-road parking to the rear and the added advantage of being offered to the market with no onward chain.

A rare opportunity to acquire an outstanding coastal residence in one of Barry's most desirable locations.

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HALLWAY 5'10" / 2'10" x 12'11" (1.78m / 0.86m x 3.94m )

LIVING ROOM 13'09" x 13'08" / 17'02" (4.19m x 4.17m / 5.23m )

LOUNGE 10'01" / 12'06" x 12'09" (3.07m / 3.81m x 3.89m )

KITCHEN/DINER 24'04" x 13'09" (7.42m x 4.19m )

WC 2'06" x 4'08" (0.76m x 1.42m )

PANTRY 3'0" x 2'07" (0.91m x 0.79m )

BEDROOM ONE 13'08" x 13'11" (4.17m x 4.24m )

ENSUITE 5'10" x 4'06" (1.78m x 1.37m )

BATHROOM 12'10" x 7'09" / 10'06" (3.91m x 2.36m / 3.20m )

BEDROOM TWO 10'07" x 12'06" (3.23m x 3.81m )

BEDROOM THREE 11'05" x 13'08" (3.48m x 4.17m )

BEDROOM FOUR 9'01" x 13'10" (2.77m x 4.22m )

BEDROOM FIVE 20'03" x 8'11" (6.17m x 2.72m )

SHOWER ROOM 6'01" x 11'11" / 8'06" (1.85m x 3.63m / 2.59m )

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 79                      |
| (55-68) D                                   | 67      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

