



# HEOLTY DRAW

BARRY

# HEOL TY DRAW

WATERFRONT, CF 62 5DU

OFFERS OVER

£300,000 -

FREEHOLD



4 Bed



2 Bath



1196.00 sq ft

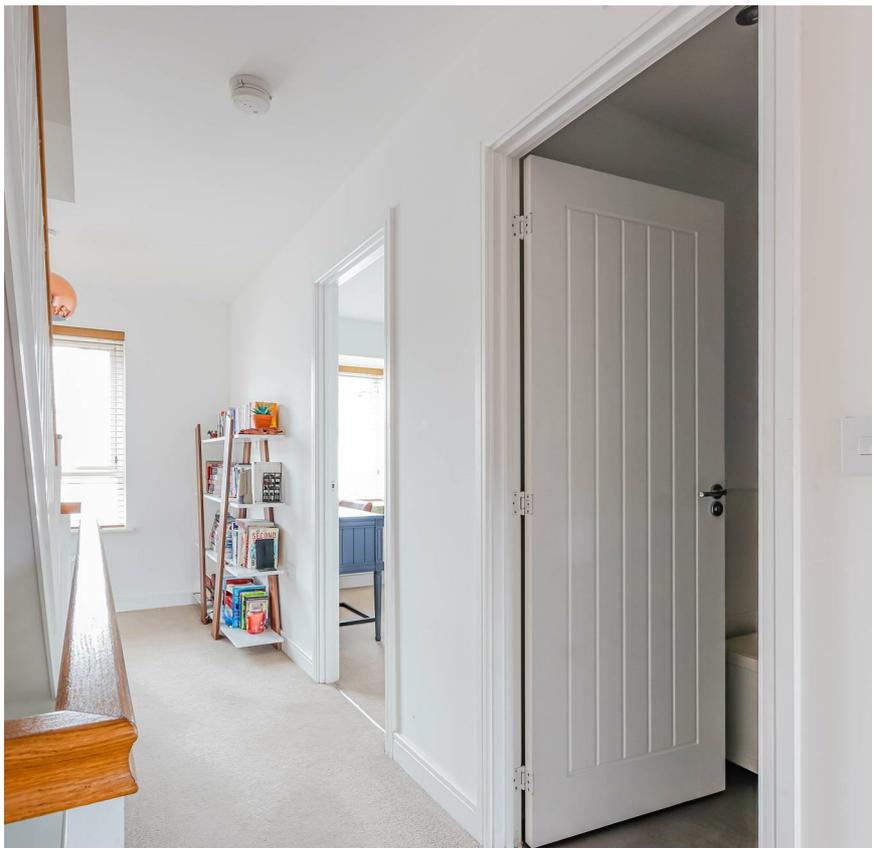
Situated in the sought-after area of Heol Ty Draw in Barry, this beautifully presented end-terrace home offers the perfect blend of modern style and everyday comfort. With four generously sized bedrooms, it is ideally suited to families or those looking for additional space.

The heart of the home is the impressive open-plan kitchen, dining, and living space, featuring underfloor heating to create a warm and inviting atmosphere for both daily life and entertaining. In addition, a well-proportioned reception room provides further flexibility, whether used as a cosy lounge, playroom, or a more formal sitting room. The property also benefits from two well-designed bathrooms, plus a convenient downstairs W/C to support the needs of a busy household.

Outside, the enclosed rear garden offers side access and provides an ideal space for outdoor dining, relaxation, or play. The property also boasts two off-road parking spaces, a valuable advantage in this popular location.

Heol Ty Draw is renowned for its strong community feel, excellent local amenities, and convenient transport links. The home also falls within the catchment for sought-after and well-regarded local schools, making it an appealing choice for families.

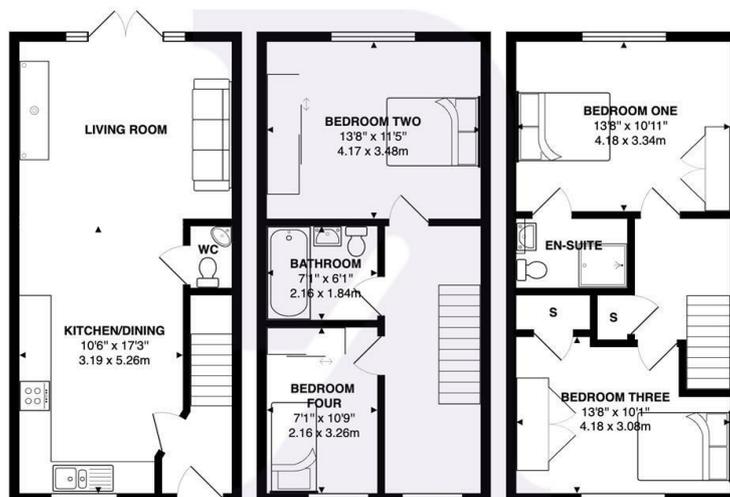
With its contemporary features and spacious layout, this home presents a fantastic opportunity to settle into a vibrant and welcoming neighbourhood. It is ready for its new owners to move straight in and start enjoying everything it has to offer.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</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	

Heol Ty Draw, Barry, CF62 5DU



Total Area: 1196 ft<sup>2</sup> ... 111.1 m<sup>2</sup>

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS