*www.knights.uk.com*

CARDIFF VALE CAERPHILLY BRISTOL





*This property has so much to offer, featuring three double bedrooms plus an additional versatile room, ideal as a home office, study, or extra storage space. The sunny rear garden is perfect for relaxing and entertaining, while the off-road parking is an added bonus.*

Comments by Miss Georgia Farr




**Property Specialist**

Miss Georgia Farr

Sales Negotiator

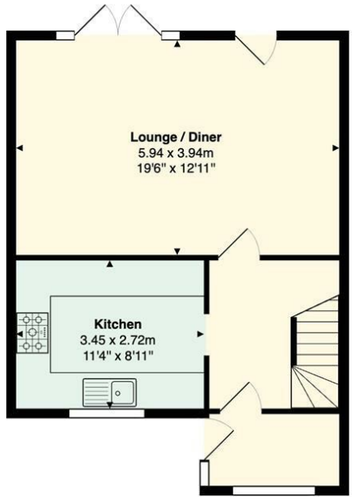
georgia@jeffreyrossandknights.co.uk

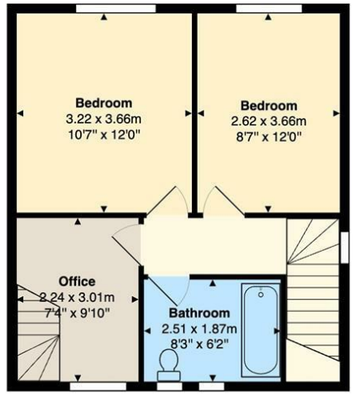

*This has been a wonderful place to grow our family, offering the perfect home for us all and countless happy memories along the way.*

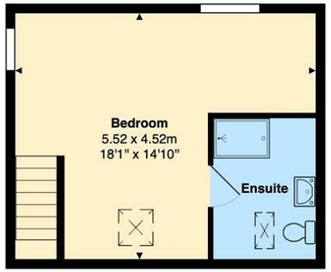
Comments by the Homeowner



**Warwick Way, Barry, CF62 9AB**




Total Area: 108.7 m² ... 1170 ft²

All measurements are approximate and for display purposes only









# Warwick Way

*, Barry, CF62 9AB*

**Guide Price**

## £280,000

3 Bedroom(s) | 2 Bathroom(s) | 1170.00 sq ft



Contact our

*Knights Barry Branch*

01446 700222

Located on Warwick Way, Barry, this beautifully presented semi-detached home combines contemporary style with spacious family living.

Offering three generous double bedrooms, the property features an impressive principal suite enhanced by a dormer extension and complemented by a modern en-suite shower room, creating a private and relaxing retreat.

The heart of the home is the superb open-plan living space, designed to suit modern family life. Bright and sociable, the room provides clearly defined areas for relaxing, dining and entertaining, while opening directly onto the south-facing rear garden to create a seamless connection between indoor and outdoor living.

The modern fitted kitchen comes complete with integrated appliances and has been thoughtfully designed with both practicality and style in mind. Throughout the property, tasteful décor and contemporary finishes create a warm and welcoming atmosphere.

Outside, the attractive rear garden enjoys a sunny southerly aspect, providing the perfect setting for outdoor dining, entertaining or simply unwinding. To the front, ample off-road parking accommodates multiple vehicles with ease.

Beautifully maintained and ready to move straight into, this impressive home offers an excellent balance of comfort, practicality and style. With generous accommodation and modern finishes throughout, this is a property that must be viewed to be fully appreciated.





PORCH 4'04" x 7'10" (1.32m x 2.39m )

HALLWAY 7'05" (2.26m )

KITCHEN 11'04" x 8'11" (3.45m x 2.72m )

LIVING / DINING ROOM 12'11" x 19'02" (3.94m x 5.84m )

BEDROOM TWO 8'07" x 12'11" (2.62m x 3.94m )

BEDROOM THREE 12'11" x 10'01" (3.94m x 3.07m )

BATHROOM 5'07" x 8'03" (1.70m x 2.51m)

OFFICE 8'10" x 7'04" (2.69m x 2.24m )

MASTER BEDROOM 14'10" x 12'03" / 13'10" (4.52m x 3.73m / 4.22m )

EN-SUITE 6'02" x 8'06" (1.88m x 2.59m )

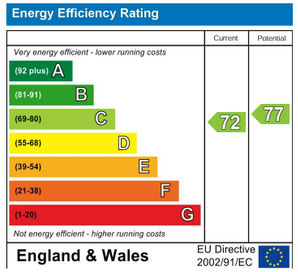
Council Tax

Band D

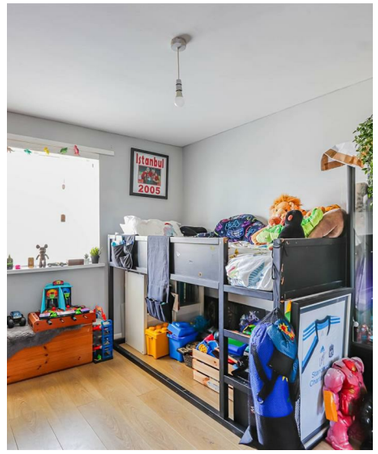







Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
77
England & Wales
EU Directive 2002/91/EC




Istanbul
2005