



GRIFFIN CLOSE

BARRY



# GRIFFIN CLOSE

BARRY, CF62 8BH

GUIDE PRICE

**£425,000 -**

FREEHOLD



4 Bedroom(s)



3 Bathroom(s)



2012.00 sq ft

Positioned in the charming area of Griffin Close, Barry, this delightful house presents an excellent opportunity for families seeking a spacious and comfortable home. With four well-proportioned bedrooms, this property offers ample space for both relaxation and privacy.

The large master bedroom boasts an en-suite shower room and a generous window offering far-reaching views across the vale, providing a peaceful retreat at the end of the day.

The further bedrooms are equally well-sized, making this a home that caters to all members of the household.

The three reception rooms provide versatile living areas, perfect for entertaining guests, home office or enjoying quiet family time. The house also boasts two conservatories, which invite an abundance of natural light and create serene spaces to unwind or enjoy your morning coffee. The utility room adds practicality to daily living, ensuring that household chores are managed with ease.

With three bathrooms, plus a W/C, this home caters to the needs of a busy family, providing convenience and comfort. The absence of a chain means that you can move in without delay, making this property an attractive option for those eager to settle into their new home.

Overall, this house in Griffin Close is a wonderful blend of space, functionality, and potential, making it an ideal choice for anyone looking to establish roots in this lovely part of Barry. Don't miss the chance to make this house your home.

84 High Street  
Barry  
Vale of Glamorgan  
CF62 7DX  
TEL: 01446 700222  
EMAIL: [sales@knights.uk.com](mailto:sales@knights.uk.com)







#### HALLWAY

1.98m / 1.68m x 6.83m (6'06" / 5'06" x 22'05" )

#### LIVING ROOM

5.72m x 4.29m / 5.08m (18'09" x 14'01" / 16'08" )

#### KITCHEN

3.66m x 4.22m (12'0" x 13'10" )

#### DINING ROOM

3.43m x 3.68m (11'03" x 12'01" )

#### CONSERVATORY

3.10m x 3.68m (10'02" x 12'01" )

#### SECOND CONSERVATORY

3.56m x 2.82m (11'08" x 9'03" )

#### W/C

0.86m x 2.18m (2'10" x 7'02" )

#### OFFICE

3.12m x 3.18m (10'03" x 10'05" )

#### UTILITY ROOM

2.97m x 1.60m (9'09" x 5'03" )

#### BEDROOM ONE

4.19m x 3.71m / 3.96m (13'09" x 12'02" / 13'0" )

#### EN-SUITE

1.88m x 1.88m (6'02" x 6'02" )

#### BEDROOM TWO

4.17m x 2.31m / 3.40m (13'08" x 7'07" / 11'02" )

#### BEDROOM THREE

2.31m x 3.53m (7'07" x 11'07" )

#### BEDROOM FOUR

2.51m x 2.51m (8'03" x 8'03" )

#### BATHROOM

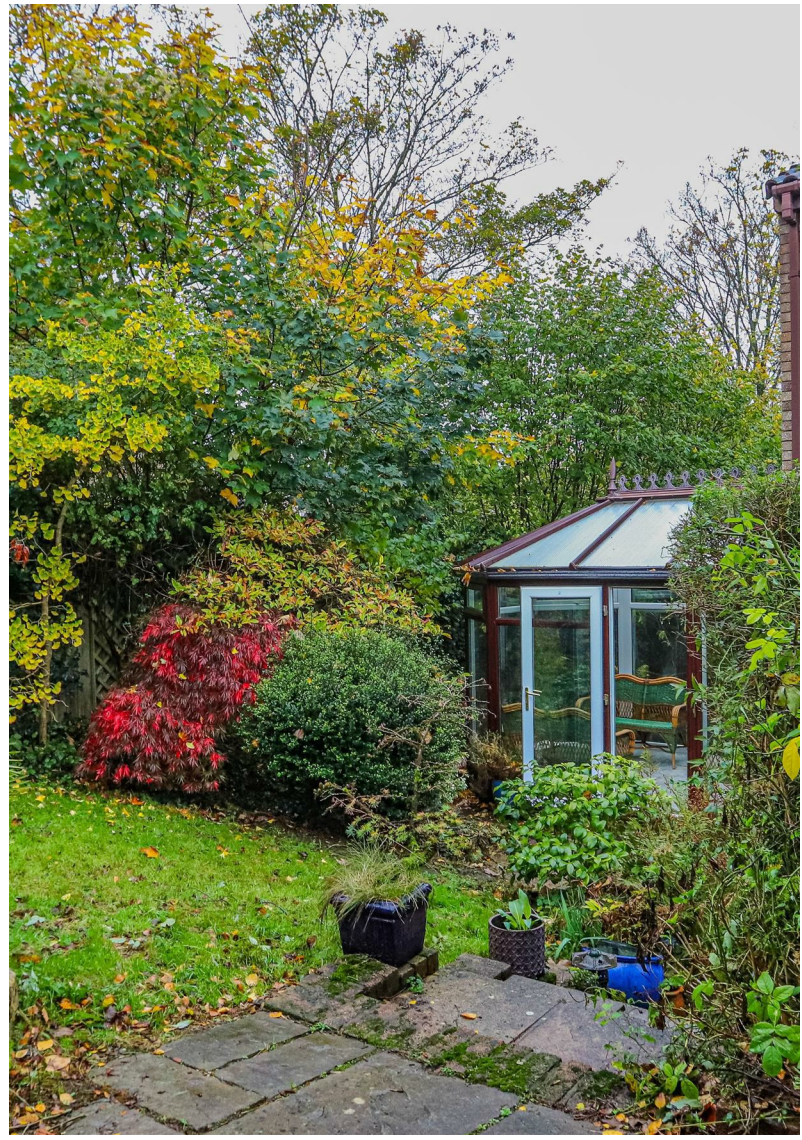
2.41m / 1.85m x 1.98m (7'11" / 6'01" x 6'06" )

#### UPSTAIRS HALLWAY

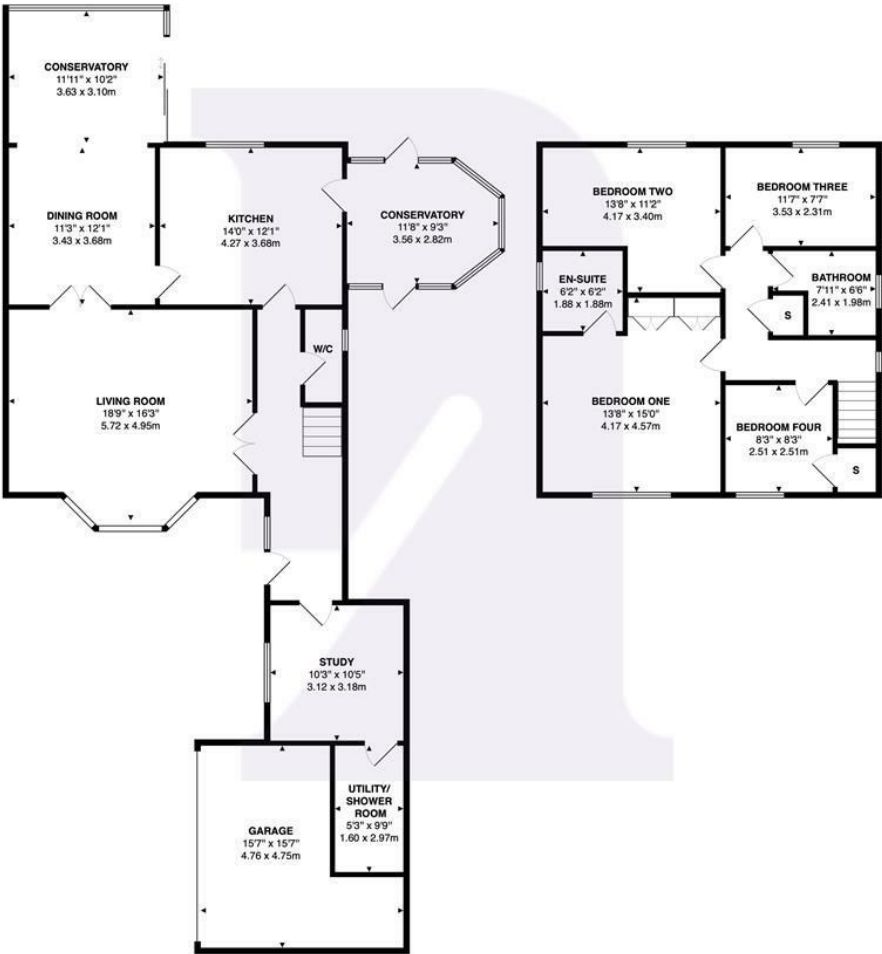
0.97m (3'02" )

#### GARAGE

4.34m x 4.75m (14'03" x 15'07" )



Griffin Close, Barry, CF62 8BH



Total Area: 2012 ft<sup>2</sup> ... 186.9 m<sup>2</sup>  
All measurements are approximate and for display purposes only



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(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	

BARRY'S HOME FOR  
STYLISH SALES  
& LETTINGS

KNIGHTS 