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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Old Mill Road*

EAST END



*We've loved living here for nearly 30 years, raising our two children and making so many happy memories along the way. From family time in the garden to relaxing in the man cave, this house has been a wonderful home and we hope it brings the same joy to its next owners.*

Comments by Miss Georgia Farr

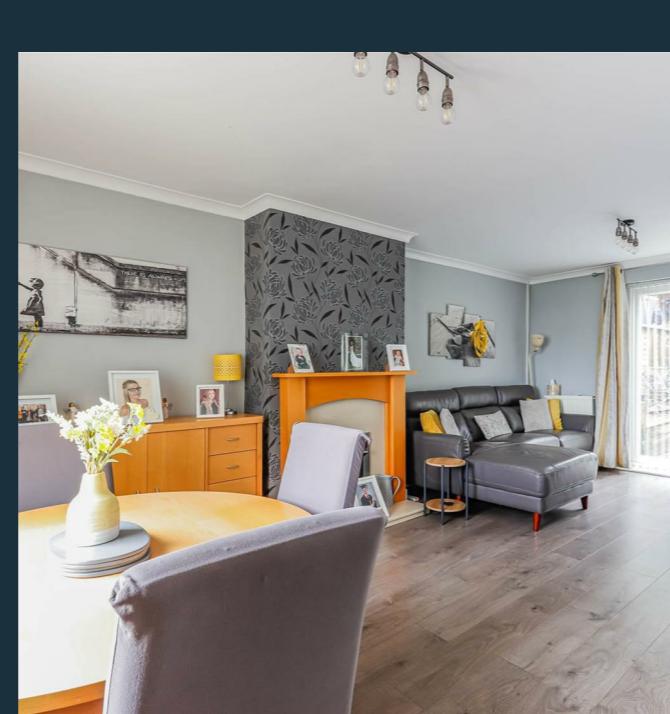


**Property Specialist**

Miss Georgia Farr

Sales Negotiator

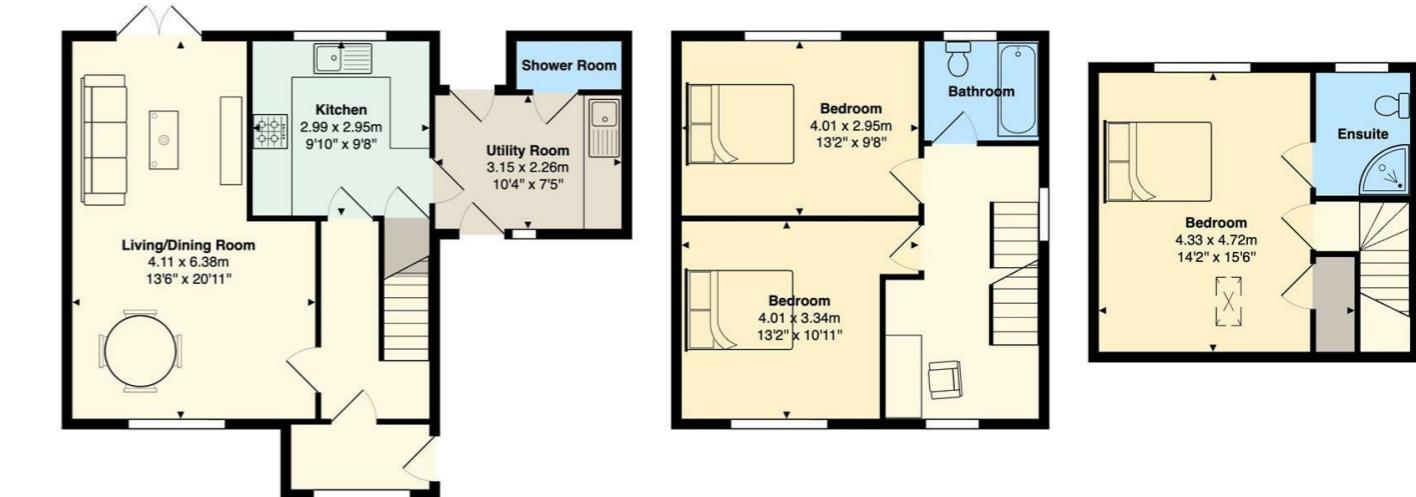
georgia@knights.uk.com



*This beautifully presented home offers flexible living across three floors, with a standout top-floor master suite and modern interiors throughout. The spacious reception rooms and stylish kitchen make it ideal for both everyday living and entertaining, while the sunny garden adds a real sense of space outdoors. Set on a peaceful street close to schools, shops, transport links and parks, it's a home that perfectly balances comfort, practicality and location.*

Comments by the Homeowner

Oldmill Road, Barry, CF63 2JN



Total Area: 113.7 m<sup>2</sup> ... 1224 ft<sup>2</sup>

All measurements are approximate and for display purposes only



C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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# Old Mill Road

East End, Barry, CF63 2JN

£260,000



3 Bedroom(s)



3 Bathroom(s)



sq ft



Contact our  
**Knights Barry Branch**

01446 700222

Situated on the peaceful Old Mill Road in Barry, this attractive home offers an excellent opportunity for first-time buyers, growing families, or those in need of extra space. The property features three well-proportioned bedrooms, with two spacious rooms on the first floor and an impressive master bedroom set within a dormer extension on the top floor, complete with its own ensuite for added comfort.

The home is beautifully presented throughout, having been tastefully modernised. Two generous reception rooms, knocked into an open-plan space, provide versatile spaces for both relaxing and entertaining, while the contemporary kitchen sits at the heart of the home.

Outside, the sun-filled rear garden is ideal for social gatherings and outdoor enjoyment. It benefits from brick-built storage and two characterful summer houses, referred to as the "man cave", both supplied with electricity, making them perfect for hobbies, work, or leisure.

Ideally located within walking distance of local schools, shops, parks, and public transport links, the property offers everyday convenience in a quiet, residential setting. Off-road parking is available, along with additional on-street parking for visitors.

Offered with no onward chain, this move-in-ready home is waiting for its next owners to enjoy. Early viewing is highly recommended to fully appreciate all it has to offer.



PORCH 3'07" x 7'08" (1.09m x 2.34m )

HALLWAY 6'0" (1.83m )

LIVING/DINING ROOM 13'06" / 9'08" x 10'11" / 20'11" (4.11m / 2.95m x 3.33m / 6.38m )

KITCHEN 9'04" x 9'09" (2.84m x 2.97m )

UTILITY ROOM 10'04" x 7'05" (3.15m x 2.26m )

SHOWER ROOM 2'08" x 5'04" (0.81m x 1.63m )

MASTER HALLWAY 2'09" / 5'08" x 2'05" (0.84m / 1.73m x 0.74m )

BEDROOM ONE 11'09" / 13'09" x 15'05" (3.58m / 4.19m x 4.70m )

ENSUITE 6'09" x 5'02" (2.06m x 1.57m )

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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		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

