



Clos Tawe, Barry CF62 7BN



Total floor area 113.5 m² (1,222 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to Clos Tawe, Barry

- A character property in the popular Cwm Talwg area, split across multiple levels and providing lots of space for a family.
- Ground floor entrance hall with cloakroom/WC, family lounge and access to an integrated garage
- Spread over two floors are the master bedroom, a stylish shower room and two further bedrooms.
- Driveway, integrated garage and beautiful landscaped gardens beautifully curated by the owners.

£355,000



Hall
W.C.

Lounge

16' 4" x 11' 11" (4.98m x 3.63m)

Upper Ground Floor

Landing

Kitchen/Breakfast Room

17' 5" x 8' (5.31m x 2.44m)

Dining Room

11' 8" x 9' 9" (3.56m x 2.97m)

Conservatory

9' 9" x 8' 4" (2.97m x 2.54m)

First Floor Landing

Shower Room

7' 8" x 5' 7" (2.34m x 1.70m)

Bedroom One

12' 11" x 9' 5" (3.94m x 2.87m)

Upper First Floor Landing

Bedroom Two

11' 5" x 9' 3" (3.48m x 2.82m)

Bedroom Three

8' 2" x 8' 1" (2.49m x 2.46m)

Front Garden

Garage

16' 2" x 8' 11" (4.93m x 2.72m)

Rear Garden

Agent's Note

view this property online allenandharris.co.uk/Property/BRY108298

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:

BRY108298 - 0003

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



01446 747878



barry@allenandharris.co.uk



21 High Street, BARRY, South Glamorgan, CF62 7EA



allenandharris.co.uk