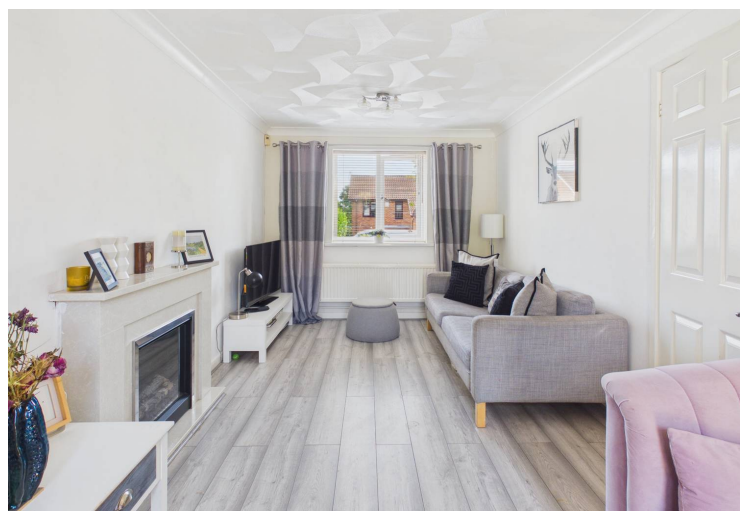




21 Cook Road, Barry

£310,000 Freehold

THREE BEDROOM DETACHED PROPERTY • EAST BARRY - WOODFIELD HEIGHTS LOCATION - NO THROUGH ROAD • OPEN PLAN KITCHEN/DINER PERFECT FOR ENTERTAINING • SPACIOUS LOUNGE • FIRST FLOOR FAMILY BATHROOM PLUS DOWNSTAIRS WC
• NEW BOILER • SUNNY, FULLY ENCLOSED REAR GARDEN • LONG DRIVEWAY PLUS GARAGE • EPC C69





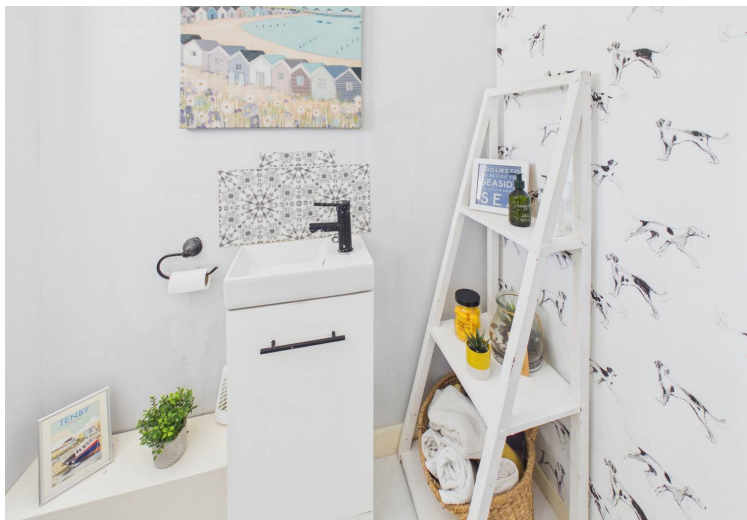
Presenting this attractive three bedroom detached property, ideally located on the Woodfield Heights development of East Barry, situated on a peaceful cul-de-sac offering a welcoming community feel. Upon entering, you are greeted by a spacious hallway with access to a convenient downstairs WC, perfect for family living and guests alike. The heart of the home is the open plan kitchen and dining area, thoughtfully designed to create a sociable environment that is perfect for entertaining. The modern kitchen provides ample storage and workspace, seamlessly flowing into the dining area, which is ideal for both every-day meals and special occasions. Adjacent to the kitchen/diner is a generously sized lounge, flooded with natural light and offering a comfortable space to relax and unwind. Upstairs, the property features three well-proportioned bedrooms, each offering ample room for furnishings and storage, as well as a contemporary family bathroom. The property benefits from a recently installed boiler (ensuring energy efficiency and peace of mind for the new owners) and boasts an impressive EPC rating of C69. Practicality is further enhanced by a long driveway providing parking for multiple vehicles, in addition to a garage that offers useful storage or workshop space (ideal for those with hobbies or requiring extra room). The enclosed front garden is mainly laid to lawn, complemented by mature trees and established shrubbery that contribute to the property's kerb appeal and welcoming first impression. To the rear, a sunny, fully enclosed garden awaits, mainly laid to lawn with a raised brick flower bed filled with seasonal blooms, and a patio area that is perfect for outdoor seating or al fresco dining. A handy timber gate provides direct access to the driveway and garage, adding further convenience to daily living. This property is perfectly suited to families and professionals seeking a spacious, well-maintained home in a sought-after location, with easy access to local amenities, reputable schools and transport links. Early viewing is highly recommended to appreciate all that this superb property has to offer!

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

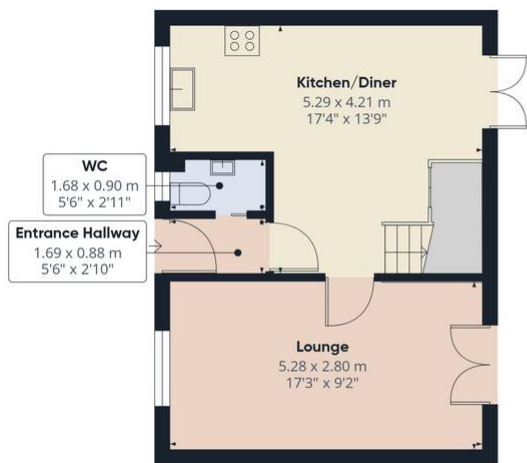




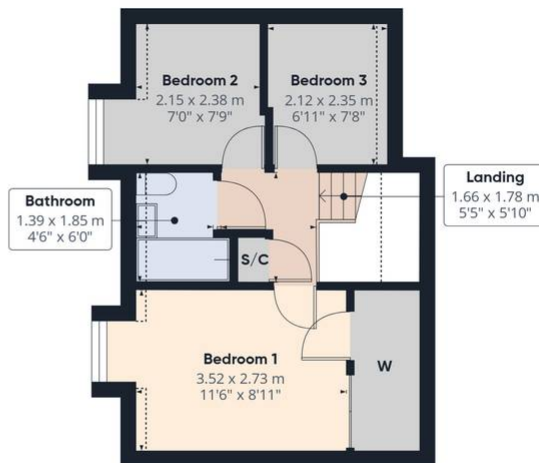








Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

79.8 m²
860 ft²

Reduced headroom

1.2 m²
13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360