



# GLAN-Y-MOR

BARRY

# GLAN-Y-MOR

, C F 62 6F F

£450,000 -

SHARE OF  
FREEHOLD



3 Bed



2 Bath



0.00 sq ft

Welcome to this lovely home in Glan-Y-Mor, Barry! This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms and two bathrooms, there is plenty of room for the whole family to enjoy.

Situated in a desirable cul-de-sac location, this property offers not only comfort but also convenience. Imagine waking up to the sound of the waves, as The Knap Beach is literally in your back garden. The breathtaking views of Roman ruins and the sea stretching out before you make this home truly special.

In addition to the fantastic interior, this property also features a garage and off-road parking, providing ample space for your vehicles and storage needs. Whether you're looking for a peaceful retreat or a place to create lasting memories, this house offers it all.

Don't miss out on the opportunity to own a piece of paradise in Glan-Y-Mor. Book a viewing today and experience the beauty and charm of this seaside gem for yourself!

## ENTRANCE

Via UPVC door with obscure glass panels leading into;

## HALLWAY

Coving to ceiling. Staircase rising to first floor landing with fitted carpet. Two radiators. Tiling to floor. Doors off to all rooms.

## OPEN PLAN LIVING/DINING ROOM

18'00" x 19'07"

UPVC double glazed windows and patio doors to the rear elevation overlooking the garden, roman ruins and nearby beach. Coving to ceiling. Feature fireplace. Large under-stair storage cupboard. Split level to allow for living and dining furniture. Radiator. Wood effect flooring.

## KITCHEN

10'09" x 8'05"

UPVC double glazed window to the front elevation. Range of wall and base units with work surfaces over. Stainless steel one and a half bowl sink and drainer with mixer tap over. Ample space for slot in cooker and under-counter white goods. Tiling to all walls. Wall mounted combination boiler. Tiling to floor.

## W/C

6'05" x 5'01"

UPVC double glazed obscure window to the side elevation. Extractor fan. Low level W/C. Vanity unit housing the wash hand basin with mixer tap over. Tiling to splash back area. Radiator. Vinyl flooring.

## FIRST FLOOR LANDING

Access to loft space. Fitted carpet. Doors off to all rooms.

## BEDROOM ONE

13'06" x 11'04"

UPVC double glazed windows and patio doors to the rear providing unbeatable views as well as access onto the balcony. Coving to ceiling. Radiator. Wood effect flooring.

## BEDROOM TWO

15'08" x 8'10"

UPVC double glazed window to the front elevation. Built in wardrobe with hanging space and shelving. Radiator. Fitted carpet.

## BEDROOM THREE

11'06" x 6'03"

UPVC double glazed corner window to the rear elevation with sea views. Radiator. Fitted carpet.

## SHOWER ROOM

8'02" x 6'02"

Obscure window to the rear elevation. Tiling to all walls. Three piece suite comprising; W/C, Vanity unit housing the wash hand basin with mixer tap over. Wet room style surround with wall mounted shower. Radiator. Vinyl flooring.

## REAR GARDEN

Enclosed with low brick wall and timber fencing. Mainly laid with lawn. Decking area providing ample space for garden furniture to enjoy the views.

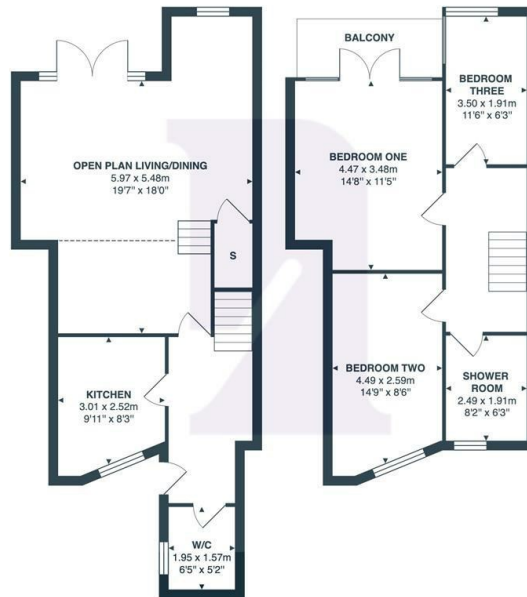
## GARAGE

Access via up and over garage door. Power and lighting. Driveway providing off road parking for multiple vehicles.





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



**Glan-y-mor, Barry, CF62 6FF**

Total Area: 103.9 m<sup>2</sup> ... 1118 ft<sup>2</sup>

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS