





### 3 Adar Y Mor

Barry, Barry

Three bedroom link detached home located on Barry Island offered with no onward chain! Spacious lounge, open plan kitchen/diner, downstairs WC, en-suite & family bathroom. Driveway, garage, ample parking and a generous fully enclosed rear garden. EPC Rating: D66.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN
- SOUGHT AFTER BARRY ISLAND LOCATION
- THREE BEDROOM LINK DETACHED PROPERTY
- SPACIOUS LOUNGE
- OPEN PLAN KITCHEN/DINER PERFECT FOR ENTERTAINING
- DOWNSTAIRS WC, EN-SUITE TO MASTER AND FAMILY BATHROOM
- AMPLE PARKING - DRIVEWAY PLUS GARAGE
- GENEROUS FULLY ENCLOSED REAR GARDEN
- EPC D66



### Hallway

5' 3" x 4' 2" (1.60m x 1.27m)

Entrance into the property via a uPVC door with opaque glazing into the hallway. The hallway has wood effect flooring, smooth walls, a textured ceiling and a radiator. Doors lead to the downstairs WC and the lounge.

### WC

4' 9" x 3' 0" (1.44m x 0.91m)

Wood effect flooring, half height wall tiling with the remainder of the walls being smooth and a textured ceiling. A two piece white suite comprising a close coupled WC and a pedestal wash basin with stainless steel pillar taps overtop. Radiator.

### Lounge

18' 0" x 10' 6" (5.48m x 3.20m)

Wood effect flooring, smooth walls and a textured ceiling. A front aspect window, two radiators and a feature gas fireplace with a wooden mantel. A small door gives access to an understairs storage cupboard. A carpeted staircase leads up to the first floor and a door leads through into the kitchen/diner.

### Kitchen/Diner

13' 10" x 9' 5" (4.22m x 2.87m)

Vinyl tile effect flooring, smooth walls and a textured ceiling. The kitchen comprises a good range of wooden eye and base level units. Complementing worktops with a sink inset and stainless steel mixer tap overtop. A tiled splash back. Space and plumbing for a washing machine. Integrated appliances include a dishwasher, a double oven, a four ring gas hob and an extractor hood. A rear aspect window and a sliding glazed door giving access to the garden. The dining area has ample space for a table and chairs.





### **Landing**

A carpeted staircase leads to a carpeted landing with smooth walls and a textured ceiling. Loft access. Doors giving access to three bedrooms and a family bathroom.

### **Bedroom One**

11' 7" x 10' 4" (3.54m x 3.16m)

Carpeted with smooth walls and a textured ceiling. Two front aspect windows, a radiator and a built-in double wardrobe. A door gives access to the en-suite shower room.

### **En-suite**

4' 10" x 4' 8" (1.48m x 1.42m)

Carpeted with full height wall tiling and a textured ceiling. A three piece white suite comprising a close coupled WC, a pedestal wash basin with stainless steel pillar taps ovetop and a walk-in shower cubicle with an electric shower inset and a glass shower screen. An opaque front aspect window, a radiator and an extractor fan.

### **Bedroom Two**

11' 9" x 7' 8" (3.57m x 2.33m)

Carpeted with smooth walls and a textured ceiling. A rear aspect window with beautiful far-reaching sea views, a radiator and a built-in double wardrobe.

### **Bedroom Three**

8' 4" x 6' 0" (2.54m x 1.82m)

Carpeted with smooth walls and a textured ceiling. A rear aspect window with beautiful far-reaching sea views, a radiator and a built-in double wardrobe.





### Family Bathroom

7' 8" x 5' 3" (2.33m x 1.59m)

Carpeted, half height wall tiling with the remainder of the walls being smooth and a textured ceiling. A three piece white suite comprising a close coupled WC, a pedestal wash basin with stainless steel pillar taps ovetop and a white bath with stainless steel pillar taps ovetop and a rinser. An opaque side aspect window, a radiator and an extractor fan.





## FRONT GARDEN

The front garden is laid to decorative stone chippings with paved steps leading up to the front door. Complete with a well established tree.

## GARDEN

Step out of the kitchen/diner onto a well appointed patio area perfect for alfresco dining. The patio area is enclosed by low brick walls. Steps to the right lead down to a further patio area where there is also access into the garage. There is a large area of decorative stones with well established shrubbery. There is also a large area of lawn and an area of decking.

## GARAGE

Single Garage

A garage providing parking for one vehicle. Access via an up and over door from the driveway or a pedestrian door from the rear garden.

## DRIVEWAY

2 Parking Spaces

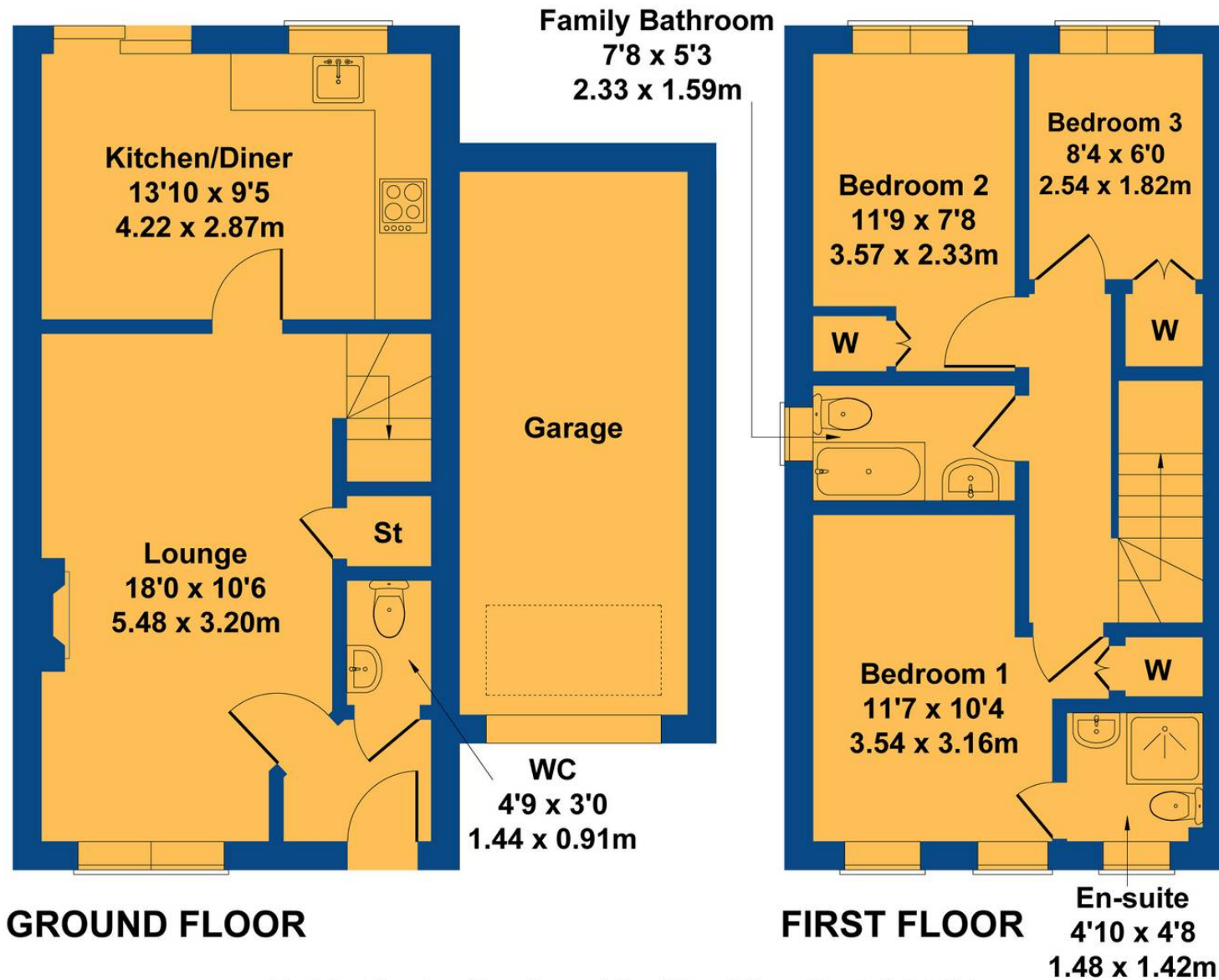
Parking for two vehicles nose to tail.





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Approximate Gross Internal Area  
772 sq ft - 72 sq m



Not to Scale. Produced by The Plan Portal 2025  
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## Chris Davies Estate Agents

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