



## 27 Heol Eryr Mor, Barry CF62 5DA Chain Free £385,000 Freehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING C

Nestled in the highly desirable area of Nell's Point, Barry Island, this charming end of terrace townhouse offers a splendid opportunity for those seeking a coastal lifestyle. With breath-taking, uninterrupted sea views across Whitmore Bay, Friars Point, and the Somerset coastline, this property is a true gem.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a generous living room, perfect for relaxation and entertaining with uninterrupted views across the channel. The well-appointed kitchen flows seamlessly into a dining room and a delightful conservatory with French doors leading to the rear garden, providing an ideal space for family gatherings or quiet evenings. The ground floor also features a convenient W.C cloakroom, enhancing the practicality of the home.

The first floor boasts two double bedrooms, each equipped with built-in wardrobes and stunning channel views from bedroom two, ensuring a serene atmosphere. A family bathroom completes this level, offering comfort and convenience. Ascending to the second floor, you will find the master suite, which is a true retreat. This room not only features an ensuite shower room but also continues to showcase the magnificent views that this property is known for.

Outside, the enclosed rear garden provides a private space for outdoor enjoyment with planted established shrubbery and ample room for garden furniture, while the garage and off-road parking add to the convenience of this lovely home. With excellent transport links nearby, including a train station, bus routes, and easy access to the M4, this property is perfectly positioned for both relaxation and commuting.

This townhouse is an exceptional find for anyone looking to embrace the beauty of coastal living in Barry. Don't miss the chance to make this stunning property your new home.





## FRONT

Private pathway way, edged with planted established shrubbery. Views over open green area and breath-taking uninterrupted channel views. Steps ascend to a private forecourted area with laid decorative chippings, decked patio area providing ample room for garden furniture. Side access via gate to rear garden.

## Entrance Hallway

3'05 x 9'01 (1.04m x 2.77m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed front door with far-reaching uninterrupted panoramic views of the channel and coastline. UPVC double glazed window to the side elevation. Wood panelled door leading to living room and W.C Cloakroom. Fitted carpet staircase rising to the first floor.

## Lounge

13'04 x 13'09 (4.06m x 4.19m)

Textured ceiling with coving, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with uninterrupted channel views and views over the adjacent greenery. French doors leading through to the dining room. Wood panelled door leading through to the entrance hallway. Access to under stairs storage.

## Dining Room

8'10 x 8'11 (2.69m x 2.72m)

Textured ceiling with coving, smoothly plastered walls. Ceramic tiled flooring. French doors leading through to the living room. UPVC double glazed patio doors leading through to a conservatory. Wood panelled door leading through to the kitchen.

## Kitchen

7'08 x 8'10 (2.34m x 2.69m)

Textured ceiling, smoothly plastered walls. Tiled splashback's. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed windows to the side and rear elevations. Fitted kitchen comprising wall and base units. Wood laminate worktops. Composite 1 1/2 bowl sink. Space for fridge / freezer, Integrated double oven and gas hob. Integrated cooker hood. Integrated washing machine. Integrated dishwasher. Wood panelled door leading through to the dining room.

## Conservatory

9'03 x 9'05 (2.82m x 2.87m)

UPVC double glazed roof and windows to rear and side elevations overlooking the rear garden and with partial channel views. UPVC double French doors leading out to the rear garden. UPVC doors leading into the dining room. Ceramic tiled flooring.

## W.C Cloakroom

2'10 x 5'03 (0.86m x 1.60m)

Textured ceiling, smoothly plastered walls. Tiled splash backs. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Pedestal wash hand basin, close coupled toilet.

## FIRST FLOOR

### First Floor Landing

3'00 x 11'06 (0.91m x 3.51m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. Wood panelled doors leading to bedrooms two and bedroom three. A further wood panelled door leading to the family bathroom. Doorway leading to a inner hallway with stairs ascending to the second floor. Access to storage.

### Bedroom Two

10'03 x 10'06 (3.12m x 3.20m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front with uninterrupted panoramic channel views and views of the coastline. Built-in double wardrobes. Wood panelled door leading through to the first floor landing.

### Bedroom Three

9'11 x 10'06 (3.02m x 3.20m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in double wardrobes. Wood panelled door leading through to the first floor landing.

### Family Bathroom

6'04 x 6'04 (1.93m x 1.93m)

Textured ceiling, smoothly plastered walls. Porcelain tiled splash backs. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Bath with thermostatically controlled shower overhead, pedestal wash hand basin, close coupled toilet. Wood panelled door leading through to the first floor landing.

## SECOND FLOOR

### Master Bedroom

17'01 x 17'03 (5.21m x 5.26m)

Textured ceiling with Velux window to the rear, smoothly plastered walls. Wood laminate flooring. Wall mounted radiators. UPVC double glazed window to the front elevation with uninterrupted panoramic views across the channel and coastline. Wood panelled door leading through to an ensuite shower room. Fitted carpet staircase descending to the first-floor landing.

### En-Suite shower room

5'10 x 7'11 (1.78m x 2.41m)

Textured ceiling with Velux window, Porcelain tiled walls. Vinyl flooring. Wall mounted radiator. Shower with thermostatically controlled shower overhead, Pedestal wash hand basin, close coupled toilet. Access to storage cupboard. Wood panelled door leading through to the master bedroom.

## REAR

Enclosed rear garden, blocked paved pathway and patio area. Laid decorative chippings. Planted established shrubbery. The garden also benefits from an established grape vine. Block paved pathway leading to drive with parking for two vehicles and access to garage.

## GARAGE

Up and over garage door. Power and lighting.

## COUNCIL TAX

Council tax band E

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PHOTOGRAPH DISCLAIMER

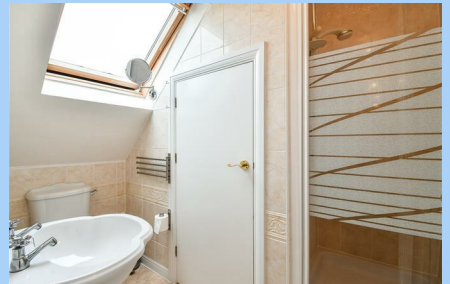
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## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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