





## 27 Heol Eryr Mor

Barry, Barry

Spacious three bedroom end-of-terrace property located in the highly sought after area of Nell's Point, Barry Island. Featuring uninterrupted sea views, three receptions, fitted kitchen, WC, family bathroom, en-suite to master, garage, driveway, thoughtfully designed front and rear gardens. EPC C71.

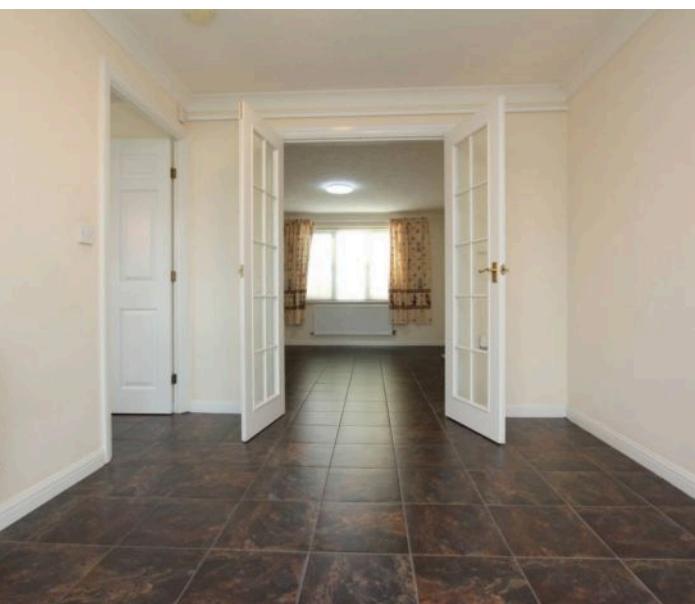
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- HIGHLY SOUGHT AFTER NELL'S POINT (BARRY ISLAND) LOCATION
- UNINTERRUPTED VIEWS ACROSS THE BRISTOL CHANNEL, WHITMORE BAY & FRIARS POINT
- ACCOMMODATION OVER THREE FLOORS
- THREE RECEPTIONS INCLUDING LOUNGE, DINING ROOM AND CONSERVATORY
- SEPARATE FITTED KITCHEN
- THREE DOUBLE BEDROOMS
- GF WC, FF FAMILY BATHROOM PLUS SF EN-SUITE SHOWER ROOM TO MASTER
- GARAGE AND DRIVEWAY
- EPC C71





### **Entrance Hall**

Accessed via fully glazed door, allowing plenty of natural light. Laminate effect vinyl floor and carpeted stairs lead to the first floor. Radiator. Side aspect window. Side aspect window and door to living room.

### **WC/Cloaks**

5' 3" x 2' 10" (1.60m x 0.86m)

White WC and pedestal wash basin. Partial tiled walls and opaque window to front. Vinyl floor.

### **Lounge**

13' 9" x 13' 4" (4.19m x 4.06m)

A spacious lounge with tiled floor and front aspect window offering views. Two radiators. Fireplace. Under stair storage cupboard plus glazed double opening doors to dining room.

### **Dining Room**

9' 0" x 8' 11" (2.74m x 2.72m)

Continuation of the tiled floor, a good size dining room with double opening uPVC doors to conservatory. Door to kitchen. Radiator.

### **Conservatory**

9' 6" x 8' 8" (2.90m x 2.64m)

Continuation of tiled floor. Clear glass pitched roof and uPVC windows all round plus double opening doors to rear garden.

### **Kitchen**

8' 10" x 8' 0" (2.69m x 2.44m)

A range of fitted eye level and base units with work surfaces over plus one and a half bowl inset sink unit with mixer. Space for appliances (concealed behind unit door). Inset gas hob with double oven under and cooker hood over. Concealed wall mounted boiler. Side and rear aspect window. Tiled floor. Radiator.





### **Landing**

Carpeted matching the stairs. Doors give access to storage cupboard (houses the hot water tank) and two bedrooms plus bathroom. A further door leads to the inner landing with stairs to the second floor.

### **Bathroom**

6' 5" x 6' 5" (1.96m x 1.96m)

White suite comprising panelled bath with shower attachment off mixer, plus thermostatic shower over, WC and pedestal wash basin. Partial tiled walls and opaque window to rear. Vinyl floor and radiator.

### **Bedroom Three**

10' 7" x 9' 11" (3.23m x 3.02m)

A double bedroom with laminate floor and rear aspect window. Radiator. Triple fitted wardrobes.

### **Bedroom Two**

10' 6" x 10' 3" (3.20m x 3.12m)

Double bedroom with laminate floor and rear aspect window offering beautiful views across the Bristol Channel and Barry Island beach. Triple fitted wardrobes and radiator.

### **Inner landing**

Carpeted stairs lead to the second floor with side aspect window.

### **Bedroom One**

17' 1" x 11' 1" (5.21m x 3.38m)

A large double bedroom with laminate floor. Velux front aspect window and rear aspect uPVC window offering again beautiful views across Barry Island and the Bristol Channel. Two radiators. Door to en suite.

### **En suite**

8' 0" x 3' 4" (2.44m x 1.02m)

Measurements exclude shower cubicle. Cubicle with thermostatic inset shower and tiled splash backs, WC and pedestal wash basin.





Tiled walls and electric shaving point. Radiator. Door to storage cupboard and Velux window.

#### **Front Garden**

Partially enclosed with gate to side and offering views across Barry Island and the Bristol Channel. Decking plus some stone chippings with inset patio slabs.

Steps lead to the pathway which takes you across the neighbours front and around to the rear of the property.

#### **Rear Garden**

Enclosed rear garden with established shrubs / plants and offering a view of Barry Island. Gate to side / front. Access to the garage and sloping path to drive.

#### **GARAGE**

Single Garage

With up and over door. Set in a block - this garage is the furthest right and clearly numbered.

#### **DRIVEWAY**

1 Parking Space

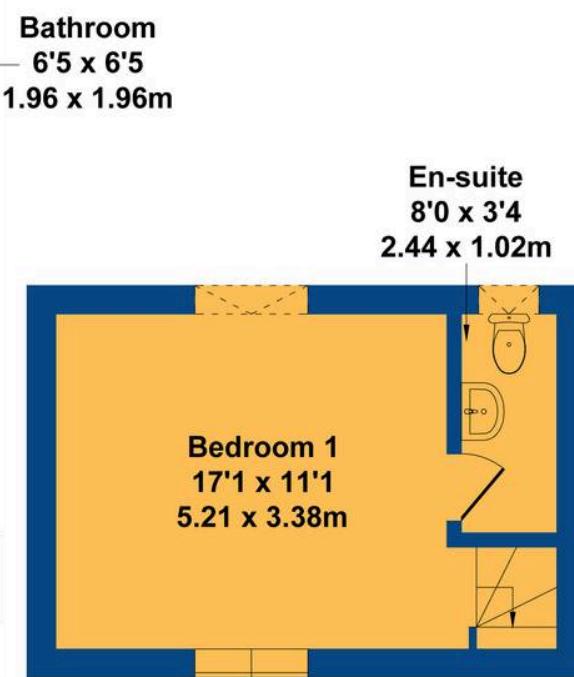
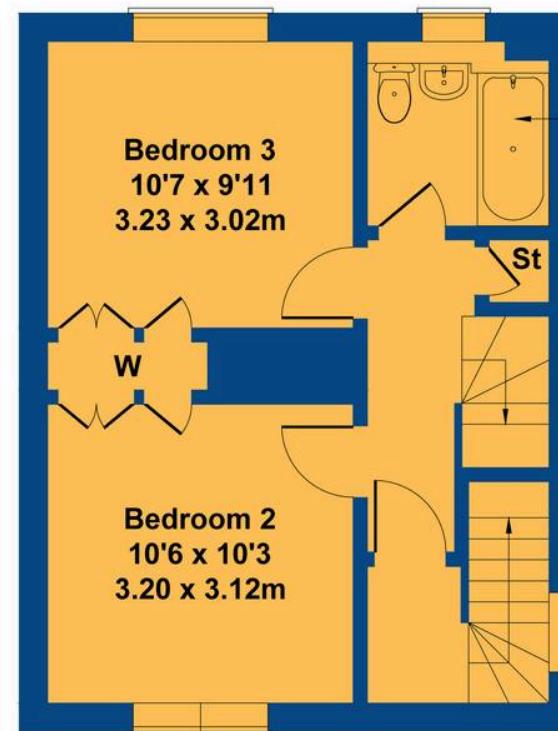
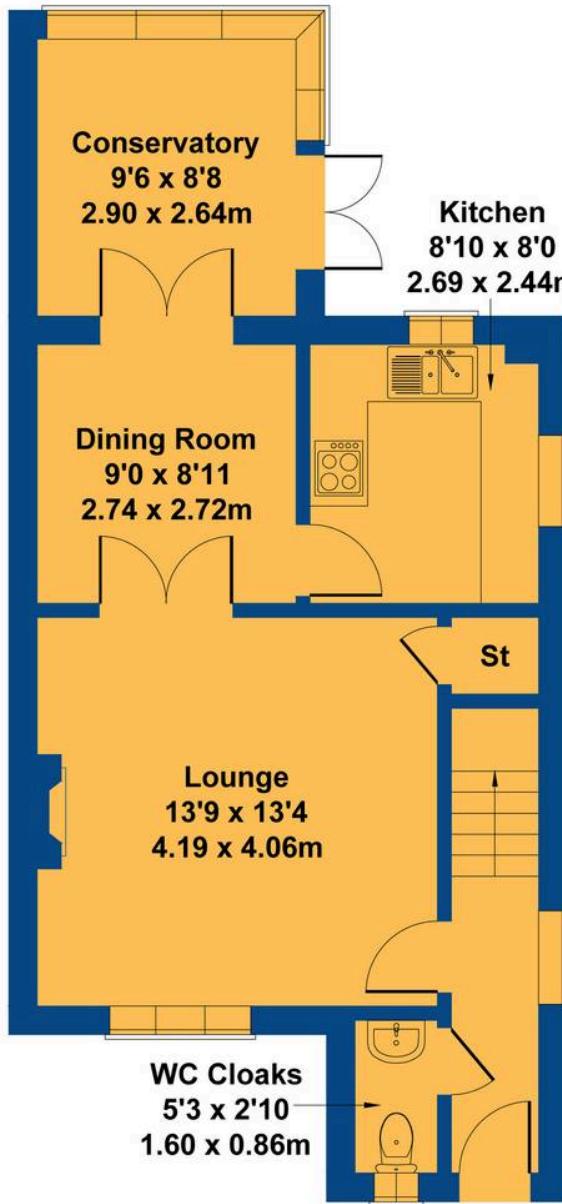
Parking for one vehicle in front of the garage. Gate leads to the rear garden.





# 27 Heol Eryr Mor

Approximate Gross Internal Area  
1109 sq ft - 103 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street - CF62 7EA

01446 700007

[barry@chris-davies.co.uk](mailto:barry@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.