





## 10 Min-y-Mor

Barry, Barry

Spacious four-bed detached dormer bungalow located in the highly sought-after Garden Suburb with sea views, flexible living areas, private gardens, off-road parking and annexe potential. No onward chain!

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- IN NEED OF MODERNISATION
- SPACIOUS DETACHED DORMER BUNGALOW
- SOUGHT AFTER GARDEN SUBURB LOCATION
- COLD KNAP AND BRISTOL CHANNEL VIEWS
- FOUR BEDROOMS
- SEPARATE LOUNGE, DINING ROOM AND KITCHEN
- UTILITY ROOM AND CONSERVATORY
- SECOND BEDROOM WOULD MAKE AN IDEAL ANNEX, LEADS TO ITS OWN DRESSING ROOM, SHOWER ROOM AND SITTING ROOM
- EPC D66





### **Porch**

5' 5" x 3' 9" (1.64m x 1.14m)

Entrance via a uPVC front door with opaque glazing into the porch. The porch has ceramic tiled flooring and a polycarbonate roof. An aluminium door with opaque glazing gives access into the hallway.

### **Hallway**

The L-shaped hallway is carpeted with papered walls and a textured covered ceiling. Doors lead off to the lounge, kitchen, storage cupboard, shower room, WC, two bedrooms and an office.

### **Lounge**

16' 4" x 10' 2" (4.98m x 3.10m)

The lounge is carpeted with papered walls and a textured covered ceiling. There is a front aspect window, a radiator and a feature fireplace. A wooden glazed door gives access to the dining room.

### **Dining Room**

10' 4" x 10' 2" (3.14m x 3.09m)

The dining room has real wood parquet flooring, papered walls and a textured covered ceiling. There is a corner window to the front with far-reaching views of the Cold Knap and Bristol Channel, a radiator and a wooden glazed door giving access to the kitchen.

### **Kitchen**

10' 10" x 10' 4" (3.31m x 3.16m)

The kitchen has vinyl tile effect flooring, smooth walls and a textured ceiling. The kitchen comprises a good range of matching wooden eye and base level units with complementing black worktops. There is a stainless steel sink inset with a stainless steel mixer tap ovetop and a tiled splash back. Integrated appliances include an eye level double oven and a four-ring gas hob. There is space for a freestanding oven. A wooden glazed door gives access to the utility room.





### Utility Room

12' 5" x 6' 4" (3.79m x 1.92m)

The utility room has tiled flooring, half height wall tiling with the remainder of the walls being smooth and a smooth ceiling. Base level units with a complementing wood effect worktop. A stainless steel sink inset with a stainless steel mixer tap overtop. Space for additional appliances as required. Plumbing for a washing machine. A front aspect window, a uPVC door with opaque glazing providing access to the front of the property and a wooden glazed door leading through into the conservatory.

### Conservatory

14' 7" x 6' 6" (4.45m x 1.97m)

The conservatory has tiled flooring, one wood-panelled wall with the remainder of the walls being smooth and a polycarbonate roof. A rear aspect window and two opaque side aspect windows. A uPVC door with opaque glazing gives access to the rear garden.

### Family Bathroom

6' 2" x 5' 5" (1.87m x 1.66m)

The family bathroom has vinyl tile effect flooring, full-height wall tiling and a textured covered ceiling. There is a two-piece white suite comprising a pedestal washbasin with stainless steel pillar taps overtop and a walk-in shower cubicle with a stainless steel thermostatic rainfall shower inset and a glass shower screen. There is also a side aspect opaque window and a radiator.

### WC

5' 8" x 2' 9" (1.72m x 0.84m)

The WC has vinyl tile effect flooring, half-height wall tiling with the remainder of the walls being smooth and a textured ceiling. There is a white WC with a push-button flush, a side aspect opaque window and a radiator.





### **Bedroom One**

12' 11" x 9' 5" (3.93m x 2.88m)

Bedroom one has real wood parquet flooring, papered walls and a textured covered ceiling. There is a door giving access to a storage cupboard, a rear aspect window and a radiator.

### **Bedroom Two**

9' 10" x 8' 9" (3.00m x 2.67m)

Bedroom two has real wood parquet flooring, papered walls and a textured covered ceiling. There is a rear aspect window, a radiator and a door giving access to a storage cupboard. A further door leads through into the dressing room.

### **Dressing Room**

7' 3" x 5' 7" (2.21m x 1.69m)

The dressing room is carpeted with smooth walls and a textured ceiling. There is an opaque window, a radiator, a door giving access to a shower room and a door giving access to a sitting room.

### **Shower Room**

7' 3" x 2' 11" (2.21m x 0.89m)

The shower room has wood effect flooring, full-height wall tiling and a smooth ceiling. There is a three-piece pink suite comprising a close-coupled WC, a wall-mounted washbasin with stainless steel pillar taps and a walk-in shower cubicle with a stainless steel thermostatic shower inset and a glass shower screen. There is also a side aspect opaque window and a radiator.

### **Sitting Room**

12' 1" x 8' 2" (3.68m x 2.50m)

The sitting room has wood effect flooring, papered walls and a textured covered ceiling. There is a radiator, a wall-mounted electric heater and uPVC glazed sliding doors giving access to the garden.





### **Office**

11' 5" x 7' 3" (3.49m x 2.20m)

The office is carpeted with papered walls and a textured ceiling. A wooden staircase leads up to the loft bedrooms.

### **First Floor Landing**

9' 1" x 5' 7" (2.76m x 1.69m)

Varnished floorboards, papered walls and a papered ceiling. A sky light. Doors leading to bedroom three and a WC. The WC leads through into bedroom four.

### **Bedroom Three**

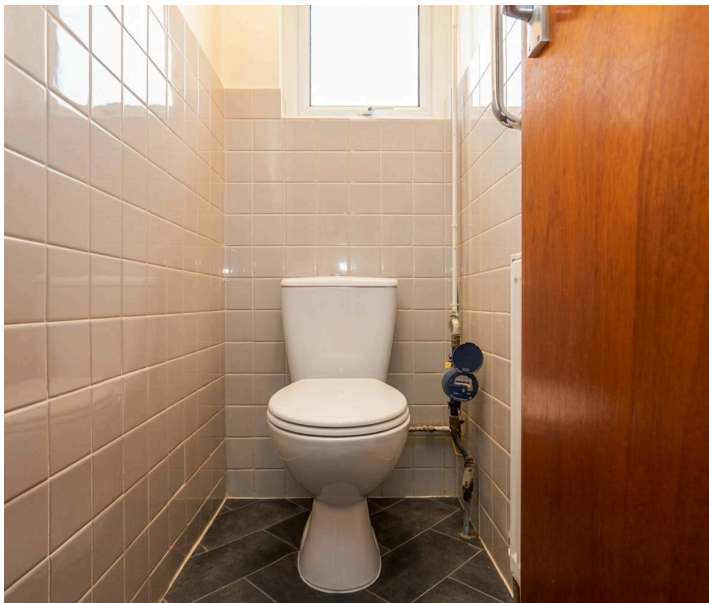
12' 4" x 11' 9" (3.77m x 3.58m)

Bedroom three has varnished floorboards, papered walls and a papered ceiling. A radiator, two uPVC windows overlooking the Cold Knap and Bristol Channel. Storage into the eaves.

### **WC**

6' 11" x 3' 1" (2.11m x 0.94m)

The WC has wooden flooring, papered walls and a papered ceiling. There is a two piece white suite comprising a WC with push-button flush and a wall-mounted washbasin with stainless steel pillar taps ovetop and a tiled splash back. A door leads through into bedroom four.



### **Bedroom Four**

13' 4" x 9' 5" (4.06m x 2.87m)

Bedroom four is carpeted with papered walls and a papered ceiling. There is storage to the eaves, a radiator and a side aspect window.



### **FRONT GARDEN**

Driveway providing off road parking. The front garden is largely laid to lawn with flower beds and shrubs. Side access to the rear.

### **GARDEN**

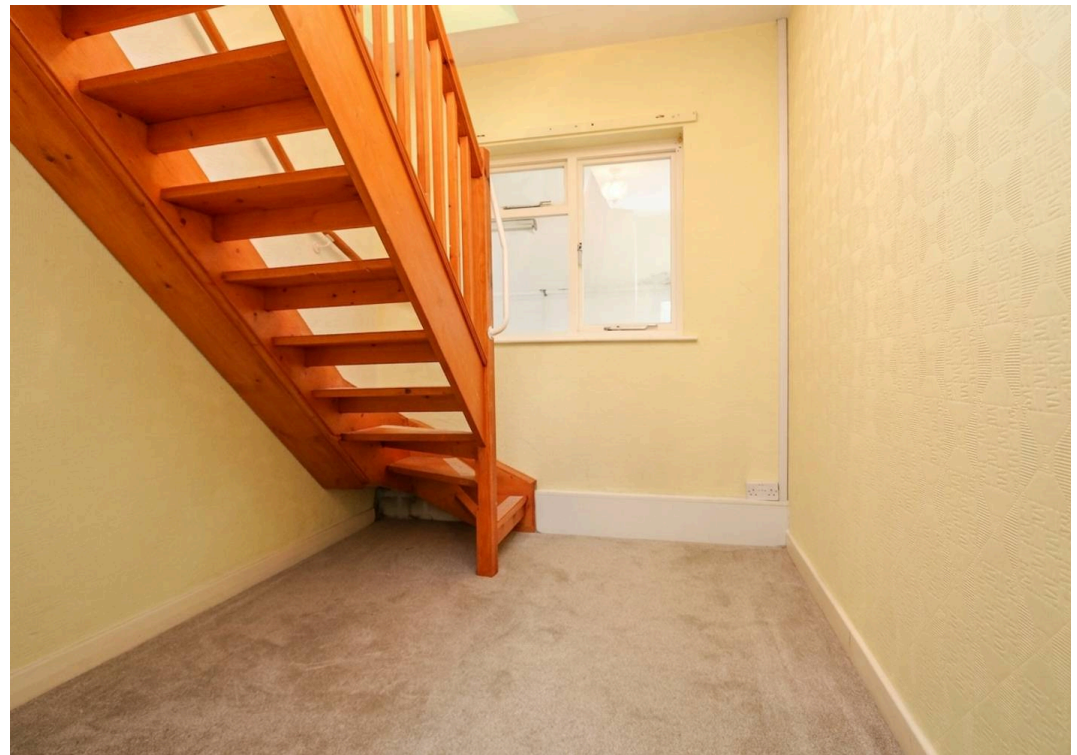
An enclosed courtyard style garden with patio and areas of decorative stone chippings. Side access to the front.

### **DRIVEWAY**

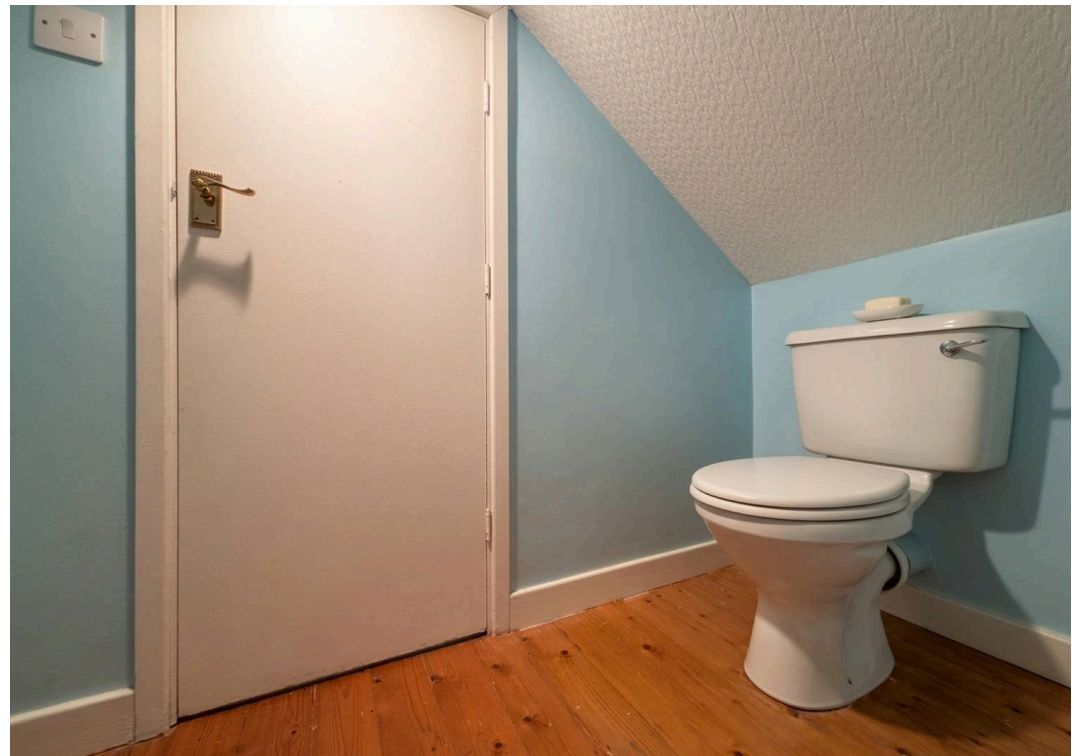
1 Parking Space

A driveway provides off-road parking.















## Chris Davies Estate Agents

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