



## 10 Min-y-Mor, Barry

£500,000 Freehold

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



blackbear



This spacious four-bedroom detached dormer bungalow is offered to the market with no onward chain and presents an excellent opportunity for those seeking a property to modernise and personalise. Located in the highly sought-after Garden Suburb, the bungalow enjoys enviable views over the Cold Knap and Bristol Channel. The flexible accommodation includes a separate lounge, dining room and kitchen, providing ample space for both family living and entertaining. A utility room and conservatory offer further practicality and comfort. To the ground floor there is also a family bathroom, separate WC, office space and two bedrooms. The second bedroom, with its own dressing room, shower room and sitting room, would make an ideal annexe for multi-generational living or guest accommodation. To the first floor, there are a further two bedrooms and a shared WC.

Outside, the property is approached via a driveway providing off-road parking. The front garden is mainly laid to lawn and features established flower beds and mature shrubs, creating an attractive approach to the home. There is side access leading to the rear of the property, where you will find an enclosed courtyard-style garden. This private outdoor space features a patio area, perfect for al fresco dining, and areas of decorative stone chippings for easy maintenance. The rear garden is fully enclosed, offering a safe and secure environment for children or pets, and also benefits from side access returning to the front of the property. This home combines generous internal accommodation with manageable and appealing outside spaces, all set within a popular and convenient residential area.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

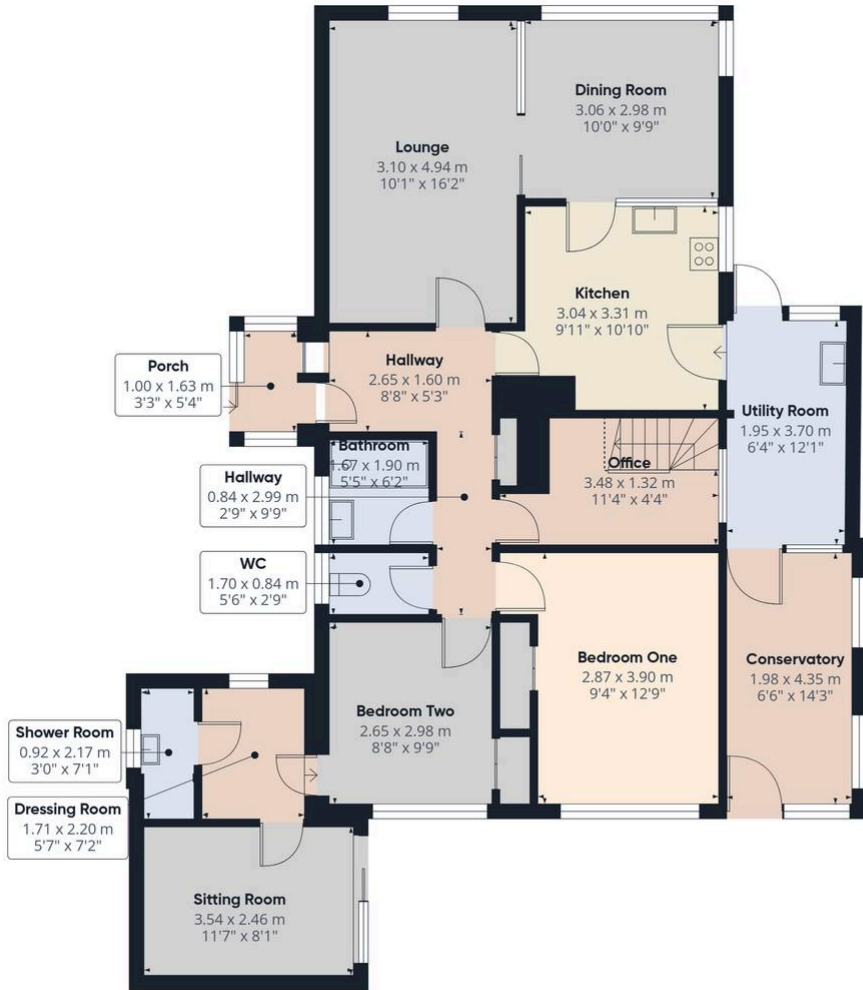












Ground Floor

<b>Approximate total area<sup>(1)</sup></b>
106.9 m <sup>2</sup>
1150 ft <sup>2</sup>
<b>Reduced headroom</b>
1.4 m <sup>2</sup>
15 ft <sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Approximate total area<sup>(1)</sup>**

33.3 m<sup>2</sup>  
358 ft<sup>2</sup>

**Reduced headroom**

13.7 m<sup>2</sup>  
147 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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First Floor

**First Floor Landing**  
2.80 x 2.74 m  
9'2" x 9'0"

**Bedroom Three**  
3.75 x 3.57 m  
12'3" x 11'8"

**WC**  
2.10 x 0.95 m  
6'10" x 3'1"

**Bedroom Four**  
2.91 x 4.04 m  
9'6" x 13'3"

