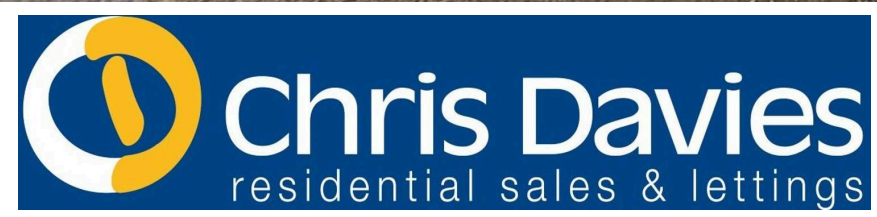




PEN-Y-BRYN



10 Min-y-Mor, Barry
£500,000



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

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 coved ceiling. Doors lead off to the lounge, kitchen, storage cupboard, shower room, WC, two bedrooms and an office.

Lounge

The lounge is carpeted with papered walls and a textured coved 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

The dining room has real wood parquet flooring, papered walls and a textured coved 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

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

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

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

The family bathroom has vinyl tile effect flooring, full-height wall tiling and a textured coved 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

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

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

First Floor Landing

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

Bedroom Three

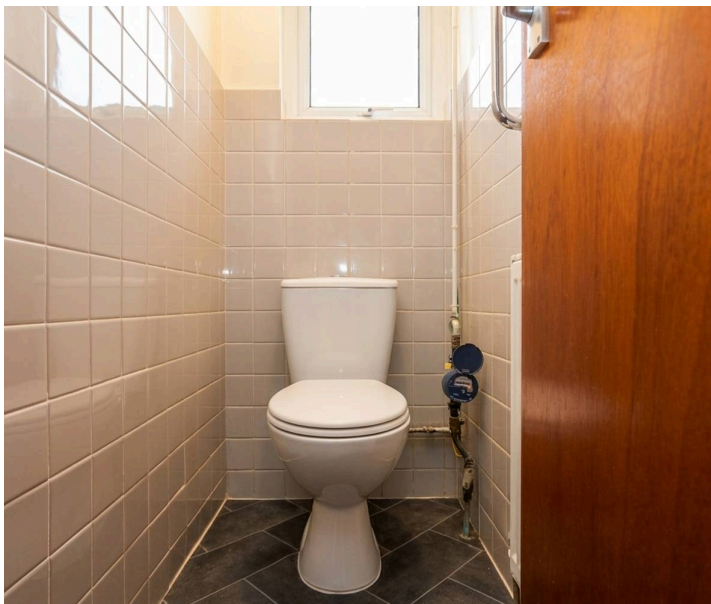
Bedroom three has varnished floorboards, papered walls and a papered ceiling. A radiator, two uPVC windows overlooking the Cold Knap and Bristol Channel. Storage into the eaves.

WC

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 overtop and a tiled splash back. A door leads through into bedroom four.

Bedroom Four

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

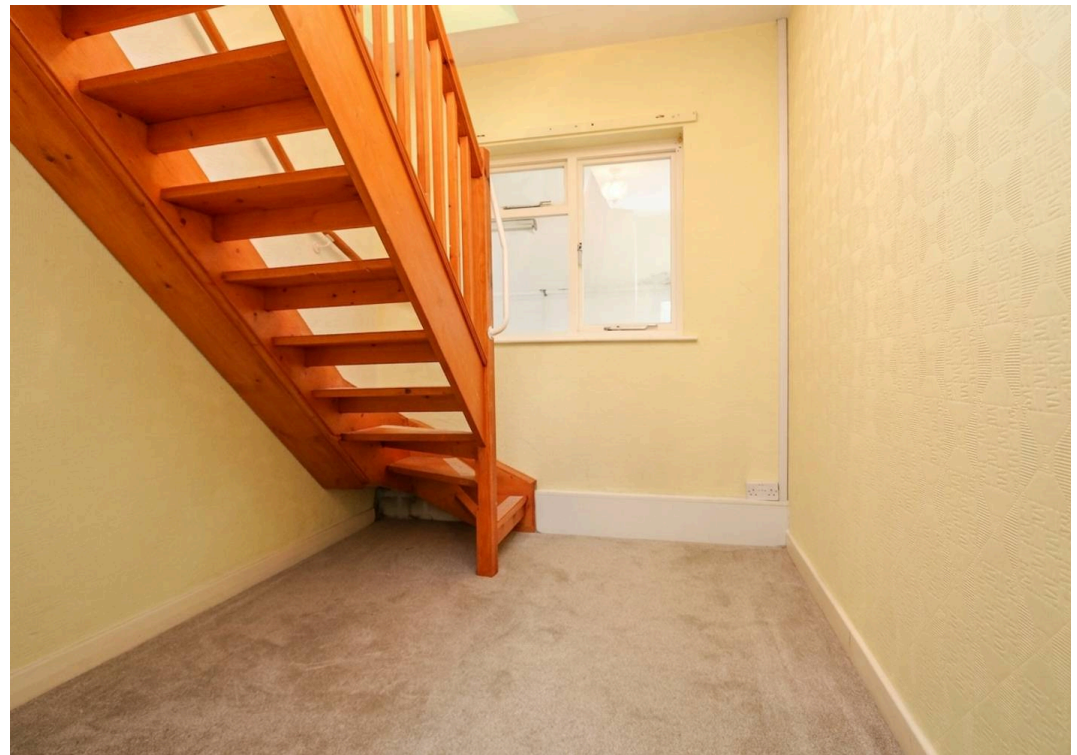
An enclosed courtyard style garden with patio and areas of decorative stone chippings. Side access to the front.

DRIVEWAY

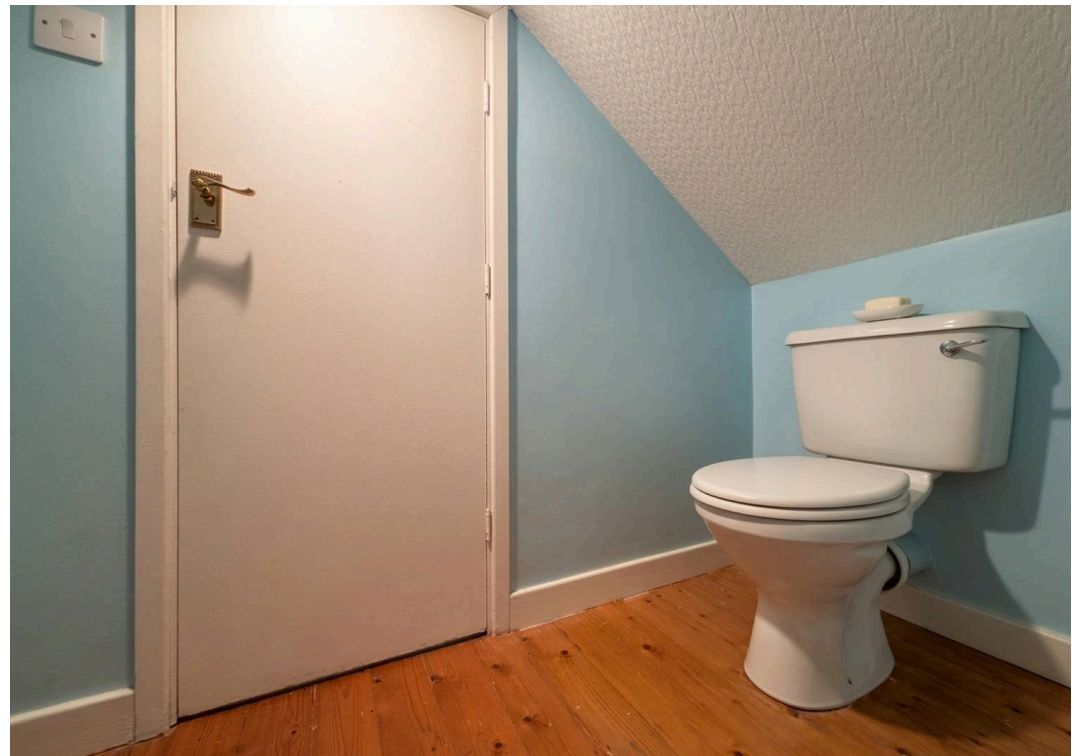
1 Parking Space

A driveway provides off-road parking.













Ground Floor

Approximate total area⁽¹⁾

106.9 m²
1150 ft²

Reduced headroom

1.4 m²
15 ft²

(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.

GIRAFFE360





Approximate total area⁽¹⁾

33.3 m²
358 ft²

Reduced headroom

13.7 m²
147 ft²

(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.

GIRAFFE 360



Bedroom Three

3.75 x 3.57 m
12'3" x 11'8"

First Floor Landing

2.80 x 2.74 m
9'2" x 9'0"

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"

First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





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