



2 Heol Eryr Mor, Barry CF62 5DA £635,000 Freehold

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

BREATHTAKING SEA VIEWS.....This six bedroom detached dwelling is ideally situated in a private cul-de-sac position, placed on the ever so popular Barry Island Bovis built estate. In close proximity to Jackson Bay and Whitmore Bay beach, primary schools, local cafes and shops are all near by. A train station with regular services to Cardiff and surrounding areas is within a five minute walk.

Briefly comprising, entrance hallway, dining room, living room with space for a log burner, kitchen, cloakroom/WC. To the first floor; bedroom two with en-suite, further three bedrooms with fitted wardrobes and a family shower room. To the second floor; Master bedroom with en-suite and dressing area. A further second double bedroom, both bedrooms have partial sea views across Jacksons Bay. To the front, Enclosed front garden with slate chippings and established shrubbery, driveway providing ample parking and access to the garage. To the rear, an enclosed garden with paved patio, laid to lawn area and gated access to the front, established shrubbery surrounding. Access to the garage/work space.

The property benefits from sea views to the first floor and second floor. UPVC double glazing throughout and gas central heating via a combination boiler.



FRONT

Enclosed driveway providing ample parking for up to four cars. Laid decorative chippings, establish shrubbery access to rear garden from side of property. Access to garage. UPVC double glazed front door leading to the entrance hallway. Far-reaching channel views from front of the property.

Entrance Hallway

6'02 x 15'01 (1.88m x 4.60m)

Smoothly plastered ceiling with coving, smoothly plastered walls, wood laminate flooring, wall mounted radiator. UPVC double glazed front door with obscured glass inserts. Wood laminate staircase rising to the first floor. Wooden door leading to the living room, dining room and downstairs WC. Wooden louvred doors leading to the kitchen.

Dining Room

9'08 x 15'01 (2.95m x 4.60m)

Smoothly plastered ceiling with coving, smoothly plastered walls, wood laminate flooring, wall mounted radiator. UPVC double glazed window to the side elevation. UPVC double glazed bay fronted window to the front elevation with far-reaching channel views. Wooden French doors leading into the living room. Wooden door leading out to the entrance hallway.

Living Room

14'11 x 15'00 (4.55m x 4.57m)

Smoothly plastered ceiling with coving, smoothly plastered walls, wood laminate flooring, wall mounted radiator. UPVC double glazed patio doors leading out to the paved patio area. UPVC double glazed windows to the side elevation. Wooden French doors leading through to the dining room. Wooden door leading out to the entrance hallway.

Kitchen

10'03 x 14'11 (3.12m x 4.55m)

Smoothly plastered ceiling with coving, smoothly plastered walls, vinyl flooring. UPVC double glazed window to the front elevation with far-reaching channel views. UPVC double glazed door with obscured glass insert to the rear garden. Wooden door leading out to the entrance hallway. Fitted kitchen comprising of wall and base units. Wood laminate worktop's. Composite sink. Range master cooker. Wall mounted combination boiler. Space for washing machine, space for dishwasher, space for fridge freezer.

W.C Cloakroom

4'02 x 4'10 (1.27m x 1.47m)

Smoothly plastered ceiling with coving, smoothly plastered walls - part porcelain tiled, continuation of wood laminate flooring, wall mounted radiator. UPVC double glazed window with obscured glass to rear elevation. Pedestal wash hand basin, close coupled toilet. Wooden door leading out to the entrance hallway.

FIRST FLOOR

First Floor Landing

6'01 x 12'03 x 15'00 (1.85m x 3.73m x 4.57m)

Smoothly plastered ceiling with coving, smoothly plastered walls, wood laminate flooring. Staircase rising from ground floor, secondary staircase rising to the second floor. UPVC double glazed window to front elevation with far-reaching coastal views. Wooden doors leading to bedroom two, bedroom four, bedroom five, and bedroom six. Further wooden door leading to the family shower room. Built in storage.

Bedroom Two

13'00 x 14'01 (3.96m x 4.29m)

Smoothly plastered ceiling with coving, smoothly plastered walls, wood laminate flooring, wall mounted radiator. UPVC double glazed bay window to the front elevation with far-reaching sea views. UPVC double glazed window to the side elevation. Built in double wardrobes. Wooden door leading to the en-suite.

En-Suite

5'03 x 6'11 (1.60m x 2.11m)

Smoothly plastered ceiling with vent extractor, porcelain tiled walls, vinyl flooring, wall mounted radiator. Shower cubicle with mains powered shower overhead. Pedestal wash hand basin, close coupled toilet. Wooden door leading in to bedroom two.

Bedroom Four

7'05 x 12'11 (2.26m x 3.94m)

Smoothly plastered ceiling with coving, smoothly plastered walls, wood laminate flooring, wall mounted radiator. UPVC double glazed windows to the rear and side elevations. Built-in double wardrobe. Wooden door leading out to the first floor landing.

Bedroom Five

7'05 x 10'09 (2.26m x 3.28m)

Smoothly plastered ceiling with coving, smoothly plastered walls, wood laminate flooring, wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in double wardrobes. Wooden door leading out to the first floor landing.

Bedroom Six

7'03 x 8'07 (2.21m x 2.62m)

Smoothly plastered ceiling with coving, smoothly plastered walls, wood laminate flooring, wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading out to the first floor landing.

Family Shower Room

6'02 x 6'05 (1.88m x 1.96m)

Smoothly plastered ceiling with coving, smoothly plastered walls - part porcelain tiled, vinyl flooring, wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Large double shower with mains powered shower overhead. Pedestal wash basin, close coupled toilet. Wooden door leading out to the first floor landing.

SECOND FLOOR

Master Bedroom

11'02 x 12'07 (3.40m x 3.84m)

Smoothly plastered ceiling with coving, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the front elevation with far-reaching channel views. Through opening to the dressing area and en-suite. Wooden door leading out to the second floor landing.

Dressing Area

6'02 x 10'08 (1.88m x 3.25m)

Smoothly plastered ceiling with coving, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the side elevation. Built in wardrobes, through opening to the master bedroom. Wooden door leading to the en-suite.

En-Suite

5'08 x 9'02 (1.73m x 2.79m)

Smoothly plastered ceiling, porcelain tiled walls, wood laminate flooring, wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Bath, pedestal wash hand basin, close coupled toilet. Separate shower with mains powered shower overhead. Wooden door leading to storage. Further wooden door leading out to dressing area and through to the master bedroom.

Bedroom Three

9'04 x 12'11 (2.84m x 3.94m)

Smoothly plastered ceiling with loft access, smoothly plastered walls, wood laminate flooring, wall mounted radiator. UPVC double glazed window to the front elevation with far-reaching channel views. Velux window to rear elevation. Wooden door leading out to second floor landing.

REAR

An enclosed rear garden. Slate paved patio area leading out from living room via UPVC double glazed French doors. Feather edged fencing surround. Laid lawned area with establish shrubbery. Further paved patio area to the rear of the garage with decorative chippings and continuation of feather edged fencing. Paved pathway to a smaller courtyard leading from kitchen. Access to garage. UPVC double glazed patio doors leading to a workshop area to the rear of the garage. Access to front of property from side gate.

GARAGE

7'08 x 15'09 (2.34m x 4.80m)

Originally a double garage, adapted over the years. Electric up and over door. Full lighting and power sockets. Rear of garage has been divided in to a work shop or gym area.

Workshop / Gym Area

7'07 x 12'02 (2.31m x 3.71m)

Previously the continuation of the double garage. Smoothly Plastered ceiling, smoothly plastered walls. Adapted over the years to provide workspace / Gym or storage. Full lighting and power. UPVC double glazed patio doors leading out to a paved courtyard area.

COUNCIL TAX

Council tax band F.

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,



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