



**RE/MAX**  
PROPERTY HUB



5 Heol Eryr Mor, Barry, Glamorgan, CF62 5DA  
£240,000





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£240,000

\*\*\* NO CHAIN \*\*\*

RE/MAX Estate Agents offer this stunning two-bedroom terrace property. With barry island beach on your doorstep.

The property was built in the early 2000s and is located on barry point. Jacksons bay is on your left, and barry island is on your right. If you have a dog, they will be spoilt for choice.

For children, you have a park close by and a large playing field coming out of the cul de sac. Also, another large park behind the barry island train station is within walking distance from the property.

Before entering the property, a large front garden that takes you off the road. You have an allocated parking space and a garage left of the property. You have got rear access to the garden from the parking space.



#### Ground Floor

Walking into the entrance hall, you have a downstairs WC before entering the living room. A very spacious layout and lots of potential living layouts to suit all.

Walking into the dining room, space for a dining table and chairs with sliding doors leading to the garden. Open plan with the kitchen with plenty of storage cupboards and space for electrical and gas appliances. The garden is private, with rear access to the garage and off-street parking.

#### Top Floor

Upstairs on the landing, you have a built-in storage cupboard. The family bathroom has a bath and shower in one. Both bedrooms are double size rooms challenging to find two bedrooms in such suitable sizes. The main bedroom has an ensuite with a shower. Both rooms have built-in storage cupboards to save space on wardrobes and dressers.

The property itself is in excellent condition and is ready to move in. No chain means the sellers are willing to complete the sale ASAP with no delays.

#### Key Infomation

Tenure: Freehold

Council Band: D

EPC: C

Broadband connectivity: Superfast

Mobile coverage: 4G voice & data

Property History: Last sold in December 2002

#### Reception Room

14'5" x 8'2"

#### Kitchen/Diner

13'6" x 9'2"

#### Family Bathroom

6'8" x 6'2"

#### Bedroom 2

10'4" x 7'5"

#### Bedroom 1

10'10" x 8'2"

#### En-suite

5'2" x 4'11"

#### Financial Advice

It is vital to have financial advice before searching for a property. Having an AIP will put you above the rest, but it's only necessary once you make an offer. Depending on when you drive, that offer will depend on another buyer already having it in place.

Once the local agent calls you, I recommend speaking to our local mortgage advisors to ensure you get correct and honest advice.

#### Picking a local solicitor

It is essential to pick a local solicitor and one with an office to visit if needed. We work closely with the local communities and will point you in the right direction.

#### About Conrad - RE/MAX

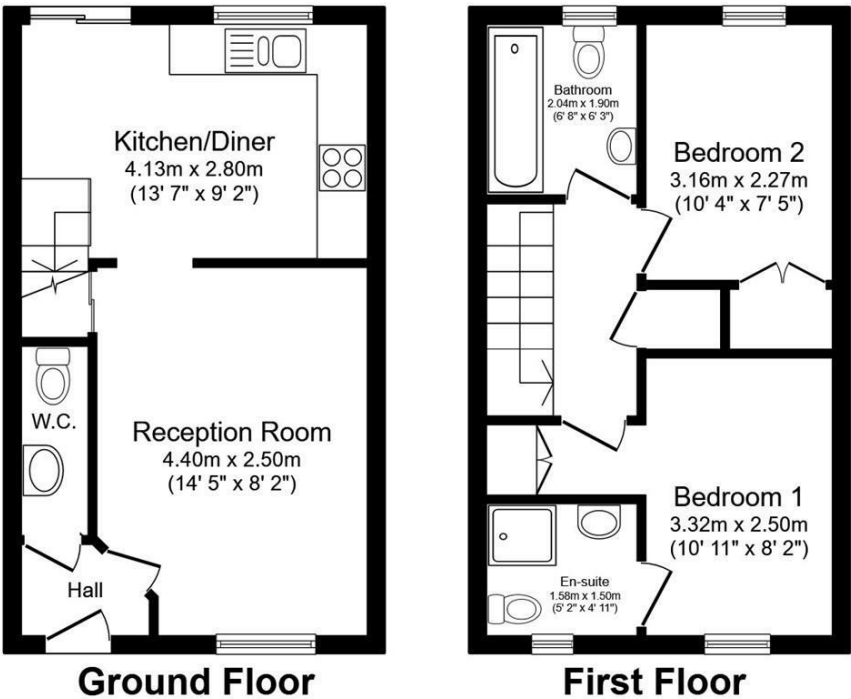
I'm a local estate agent with several years of experience in the property industry. I'm passionate about delivering the best service levels and achieving the best possible outcome for each of my clients.

I have experience in both the high street & hybrid sectors. I have been recognized as a senior property expert, meaning I can value houses nationwide in Residential & Commerical. Giving a bespoke service and factual information regarding the property market.

I have two cats, Clio and Luna, and one wild Frenchie, Narla, which I love very much!



Floor Plans

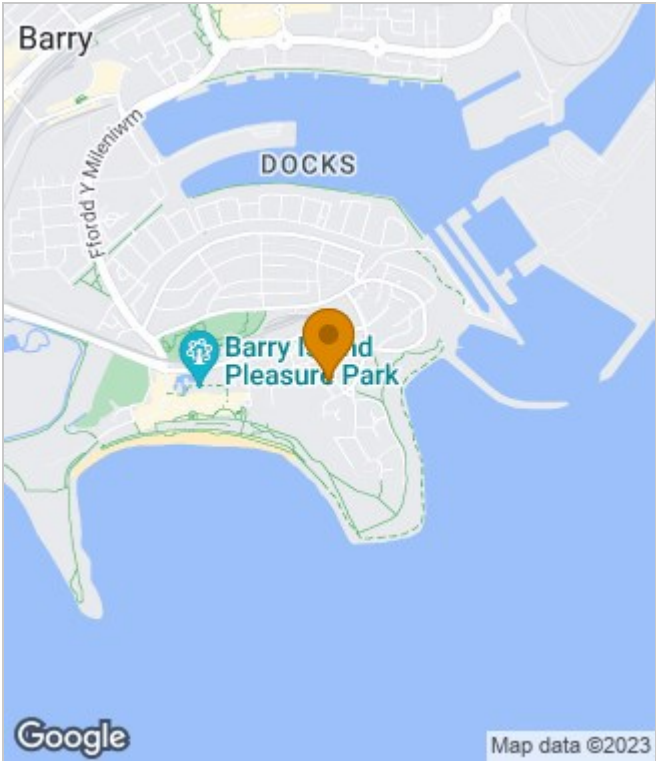


Total floor area 60.3 sq.m. (649 sq.ft.) approx

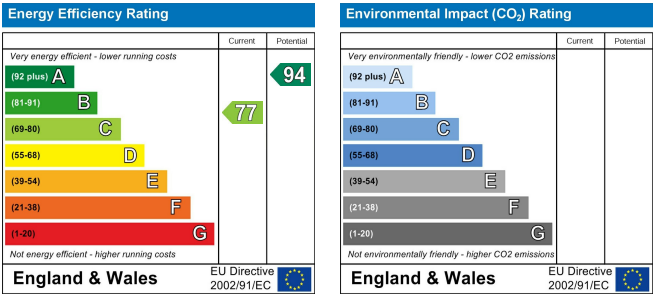
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Area Map



Energy Performance Graph



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