





3 Esgid Mair

Barry, Barry

This 4 bedroom detached house is the epitome of a detached family home. With a beautiful presentation both inside and out, this property offers a stylish and comfortable living space for any family. The kitchen is particularly impressive, boasting high-end fittings and appliances, perfect for

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- DETACHED FAMILY HOME
- BEAUTIFUL PRESENTATION
- KITCHEN WITH HIGH END FITTINGS
- CONSERVATORY
- EN SUITE PLUS BATHROOM
- FOUR DOUBLE BEDROOMS
- GARAGE AND DOUBLE DRIVE
- QUIET CUL DE SAC POSITION
- EPC C74





Entrance Hall

A carpeted, welcoming hall with stairs leading to the first floor. Under stair cupboard. Radiator. Door to lounge.

Lounge

16' 7" x 10' 8" (5.06m x 3.25m)

A carpeted lounge with front aspect window. Fire surround. Radiator. Double opening doors to kitchen breakfast room.

Kitchen Breakfast Room

25' 9" x 9' 10" (7.84m x 3.00m)

A fabulous kitchen breakfast room which is less than 3 years old and with high end fixtures and fittings. A modern range of eye level and base units (soft closure) with complementing Minerva work surfaces over and inset Franke sink unit with boiling water tap. Integrated appliances including a Neff electric oven and microwave, Elica four zone induction hob with central extractor fan, tall fridge freezer, dishwasher and washing machine. Complementing tiled floor and splash backs plus inset ceiling lights. Upright contemporary radiators. uPVC double glazed doors to the conservatory and two uPVC double glazed windows to the rear aspect. Internal door leads to the WC. Plenty of space for family table, chairs and sofa.

WC

5' 4" x 3' 7" (1.62m x 1.10m)

A modern suite with low level WC (concealed cistern) and wash hand basin set into vanity unit. Tiled walls and complementing tiled floor. Opaque window to side. Upright contemporary radiator.

Conservatory

8' 10" x 8' 2" (2.70m x 2.50m)

Dwarf brick wall and uPVC windows all round plus double opening doors onto the garden. Radiator. Clear roof.

Landing

A central carpeted landing with loft access and doors to four bedrooms, bathroom and cupboard.





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Bedroom One

15' 9" x 11' 2" (4.79m x 3.40m)

A spacious double bedroom with front aspect windows. Radiator. Fitted cupboards and door to en suite.

En Suite

8' 10" x 5' 6" (2.68m x 1.68m)

An L shaped en suite comprising walk in shower with thermostatic shower - rainfall style head and separate rinser, low level WC with concealed cistern and matching wash basin set into vanity unit. Tiled walls and floor. Opaque window to front. Contemporary upright radiator. A range of wall units, inset ceiling lights and extractor.

Bedroom Two

14' 4" x 8' 2" (4.36m x 2.48m)

A carpeted double bedroom with front aspect window and fitted cupboards. Radiator.

Bedroom Three

11' 2" x 9' 4" (3.41m x 2.84m)

Carpeted double bedroom with rear aspect window and fitted cupboards. Radiator.

Bedroom Four

11' 1" x 7' 7" (3.39m x 2.31m)

A fourth carpeted double bedroom with rear aspect window and radiator.

Bathroom

7' 6" x 6' 0" (2.28m x 1.82m)

A beautiful bathroom suite (matching the en suite) comprising panelled bath with thermostatic shower over - rainfall style head and separate rinser, low level WC (concealed cistern) and wash basin set into vanity units. Tiled walls and floor. Opaque window to rear. Inset ceiling lights, extractor and mirror with lighting.





FRONT GARDEN

A good size area of artificial grass and stone chippings, alongside the driveway. Gate to side / rear.

REAR GARDEN

A low maintenance, attractive rear garden, fully enclosed comprising patio and artificial lawn, surrounded by dwarf wall borders with established shrubs and trees. Power points, water tap and side recess / access.

GARAGE

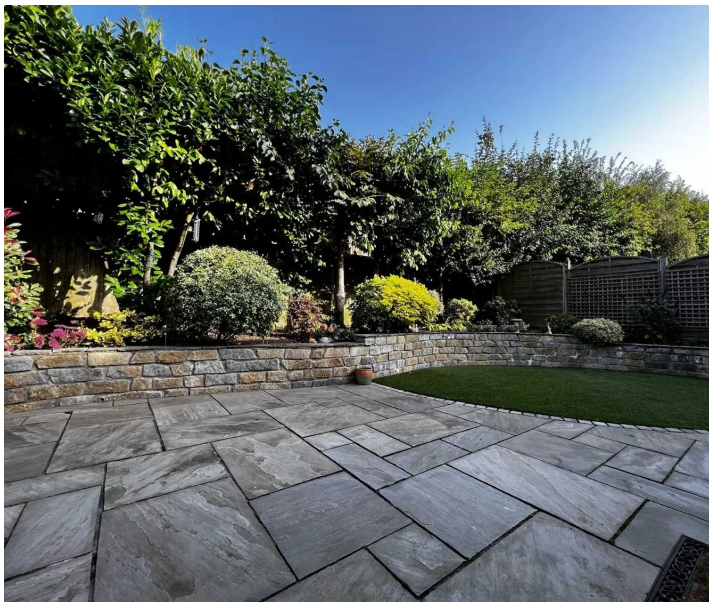
Single Garage

Single garage with up and over door, power and lighting plus water tap. Wall mounted Worcester boiler.

DRIVEWAY

2 Parking Spaces

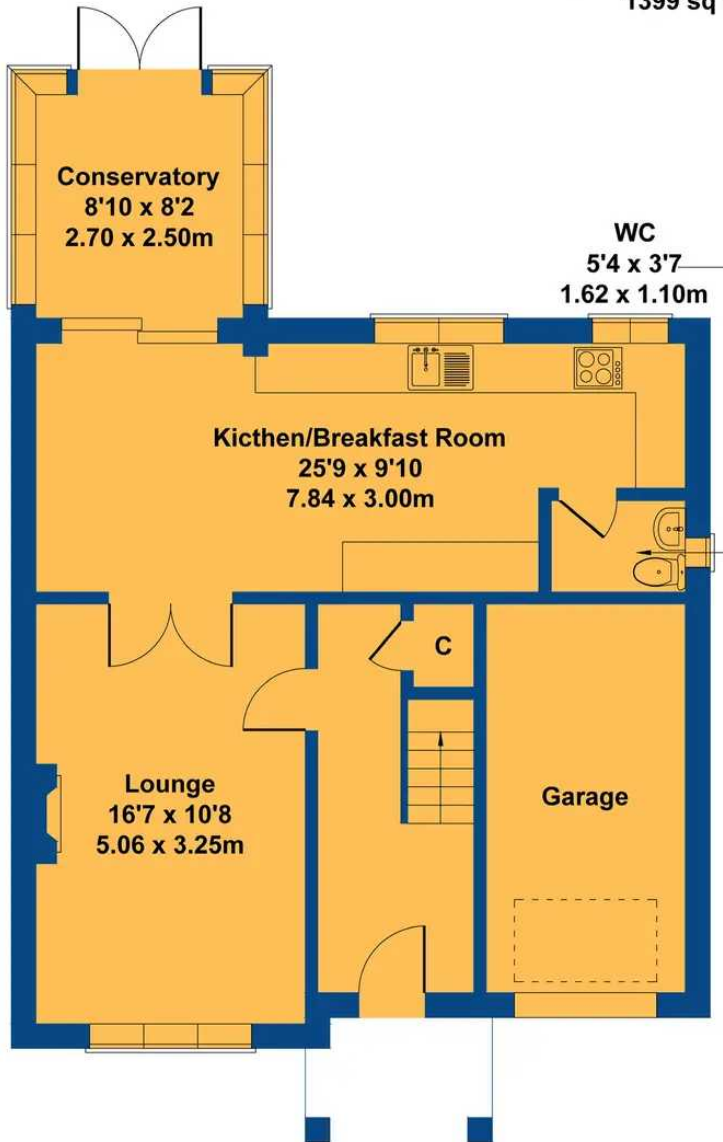
Driveway parking for two cars - side by side.





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Approximate Gross Internal Area
1399 sq ft - 130 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



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