



ELYSIUM

Six coastal apartments on the iconic

Barry Island seafront
Paget Road, Barry Island, CF62

HARRIS & BIRT

THE DEVELOPMENT

Elysium is a new iteration for a landmark building on the seafront of Barry Island.

Six spectacular two- and three- bedroom apartments, decadent in space and style internally, will offer the ultimate coastal retreat with balconies overlooking the sand and surf and roof terraces for private views of the old harbour.

LOCAL INFORMATION

The iconic 'Merrie Friars' building has stood proudly above the beach at Whitmore Bay for almost a century.

One of the earliest buildings to accompany the fairground along the esplanade, its striking Art-Deco infused classical façade in brilliant masonry, contributes to its prominence as a keynote building.

Over the years it has played host as a café, dance hall, gym and amusement arcade with purveyors of fine confectionery delighting the countless visitors.

Situated close to Friar's Point on the western side of the beach, there are expansive views across the bay and promenade gardens.

The sensitive external restoration will give a commanding refresh to the Merrie Friars building, and as Elysium, the residents will enjoy an impressive internal transformation.

Welcome to your ideal place, or state, of happiness. That is the guiding ethos behind the regeneration of this historic edifice.

THE DEVELOPER

Oakwater are a family run construction company experienced in creating distinctive style, function and quality across a breadth of projects. They are an approved

Tenure

Leasehold (250 years remaining).

Local Authority

Vale of Glamorgan

Council Tax

TBC - Banded on completion

Service Charge

TBC



AREA GUIDE

Barry Island may be known far and wide for its Victorian industrial heritage, its pleasure park and fun fair, its sandy bays, and for being one of the primary settings for the hit show, 'Gavin and Stacey'.

The wider town of Barry is one of South Wales' largest and most established, with parks and heritage coastlines to explore, a variety of local and national chain stores, pubs and restaurants.

With regular direct train service from Cardiff Central, several main road links to surrounding towns in the Vale of Glamorgan, and routes to the M4 motorway east and west, the staycation destination is incredibly accessible.

Cardiff Airport is also just 4 miles away.

As one of the UK's fastest growing cities, Cardiff revels in the beauty and facilities of its historic heart, regenerated Bay area and global reputation for hosting sports and music events.

With a strong sense of culture and identity, South Wales has urban connectivity, pastoral communities and market towns, world-renowned beaches and thriving food and entertainment venues.

Some of the most scenic areas and heritage sites of Wales are easily accessible, as are the nearby cities of Swansea, Newport, and Bristol.



SPECIFICATION

With a sterling reputation for crafting the finest bespoke residences, Oakwater understand the requirements, and requests, of the modern homeowner and cater accordingly: creating luxury to serve your lifestyle for ease of living.

Kitchen

- Award winning contemporary kitchen from Artisan Interiors, using the finest German technology and materials
- Industry leading 90cm Bora downdraft hob
- Sleek undermount sink
- Tall pillar tap
- Integrated appliances included

Bathroom

- Award winning bathroom design by Oakwater
- Interiors with ultra modern style
- Individually selected wall tiling
- Luxury vinyl tile floor by Kardean/ Amtico
- Feature mirror to WC's and bathrooms
- Contemporary matt black brassware, including towel rail
- Ultra-low profile shower trays, with slimline shower screens
- Large baths with contemporary design

Heating & Laundry

- Air source heat pump with underfloor heating
- Plumbed in automatic washer/ dryer
- Smart thermostatic electric towel rails to bathrooms

Electrical & security

- Pendant lighting to key feature areas
- Recessed ceiling spotlights to all other areas
- Discreet, hidden shaver sockets to bathrooms
- Wifi extender
- Telephone socket in living rooms
- Minimalist decorative curved sockets and switches, USB sockets to lounge, kitchen and master bedroom
- Lounge to feature media plate with provision for tv provider.
- Mains wired smoke alarm

Fixtures & fittings

- Low profile skirting and architrave in matt black
- Egyptian cotton painted walls
- Luxury vinyl tile or engineered wood floors
- Composite front door
- Rehau UPVC, double glazed windows and doors
- Aluminium bi-fold doors
- Black ironmongery to all internal doors
- Privacy locks to WC and bathrooms
- Contemporary Oak fire doors

Fixtures & fittings

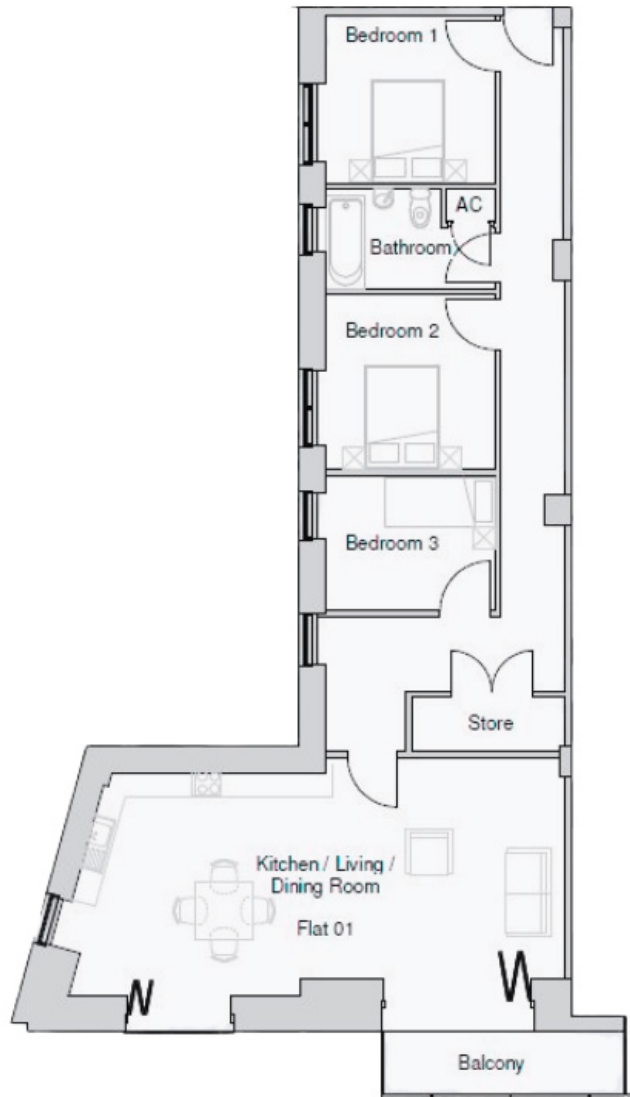
- Mix of composite cladding, Granosil silicone render and original front stone elevation
- External rockwool dual density insulation board
- Large format dual colour Rehau french doors
- Rehau dual colour windows
- Dual colour aluminium bi-folds to apartments 5 and 6
- Large sea view balconies to front elevation with ambient mood lighting
- Vast, rear roof tops terraces with panoramic old harbour views
- HD 150 prodeck decking to balconies
- Bespoke glass balustrades to balconies and rear rooftop terraces
- Optional HD prodeck decking to rear 2nd floor terraces
- Rear terrace mood lighting
- External power to rear terraces
- Bespoke staircase and handrails
- Minimalist rear car park, with architectural planters, allocated parking to each apartment
- Electric rear gates
- Optional 7kw EV charging point



FIRST FLOOR



APARTMENT 1



- 1055 sq ft
- First floor
- 3 bedrooms
- Balcony
- Private entrance
- 1 allocated parking space

APARTMENT 2



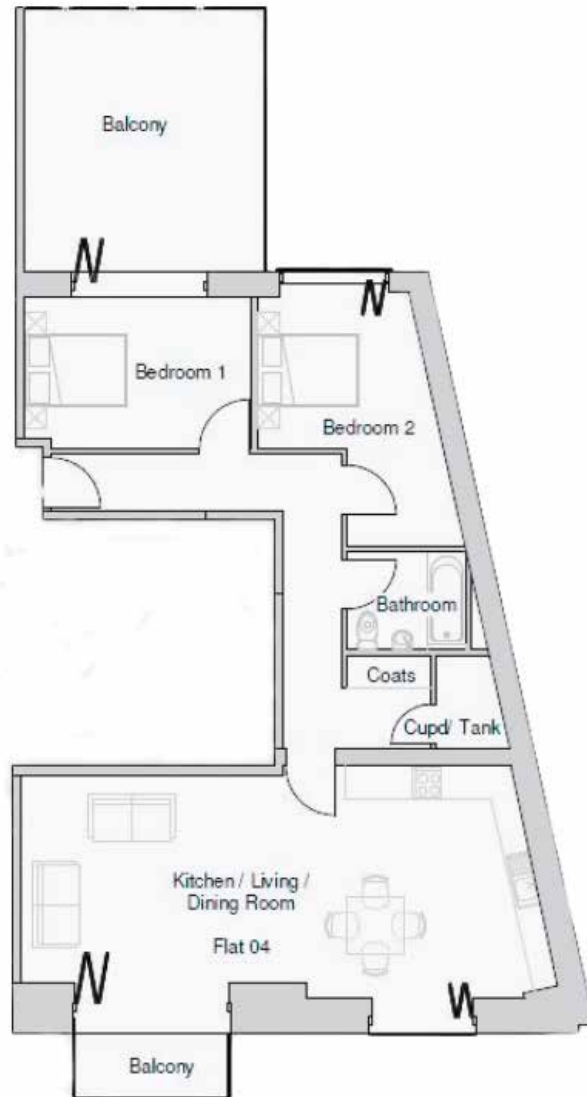
- 1421 sq ft
- First floor
- 2 / 3 bedrooms
- En suite
- Balcony and terrace
- Private entrance
- 1 allocated parking space

APARTMENT 3



- 1205 sq ft
- First floor
- 2 bedrooms
- Study /
- Balcony and terrace
- 1 allocated parking space

APARTMENT 4

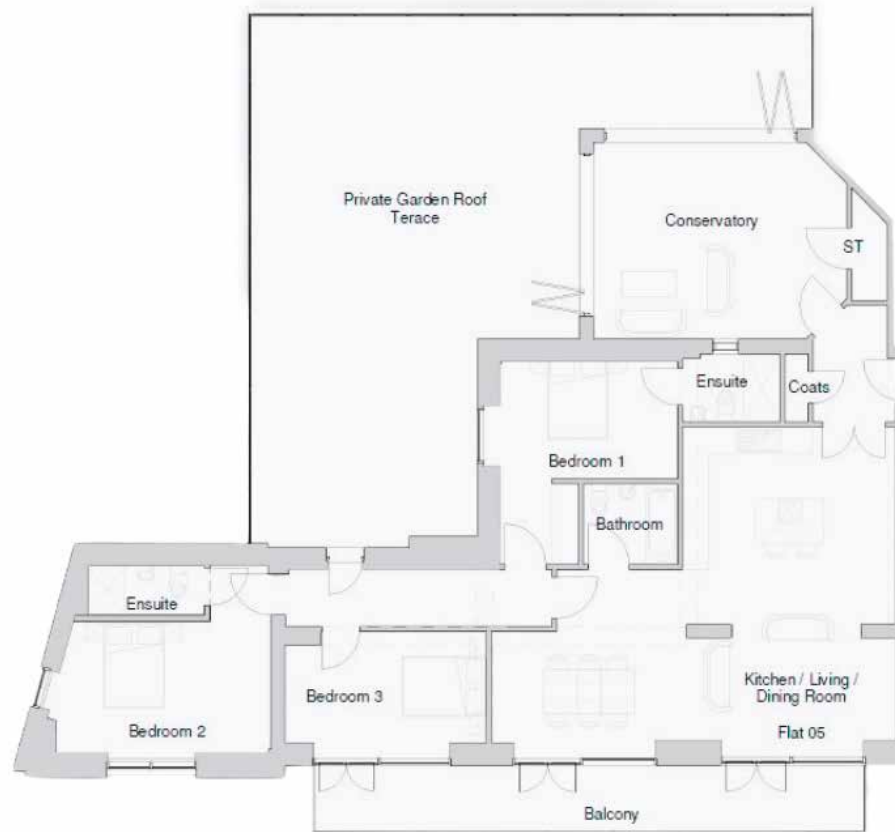


- 936 sq ft
- First floor
- 2 bedrooms
- Balcony and terrace
- 1 allocated parking space

SECOND FLOOR



APARTMENT 5



- 1377 sq ft
- Second floor
- 3 bedrooms
- 2 en suites
- Balcony and large terrace
- 2 allocated parking space

APARTMENT 6



- 1313 sq ft
- Second floor
- 3 bedrooms
- En suite
- Balcony and large terrace
- 2 allocated tandem parking space

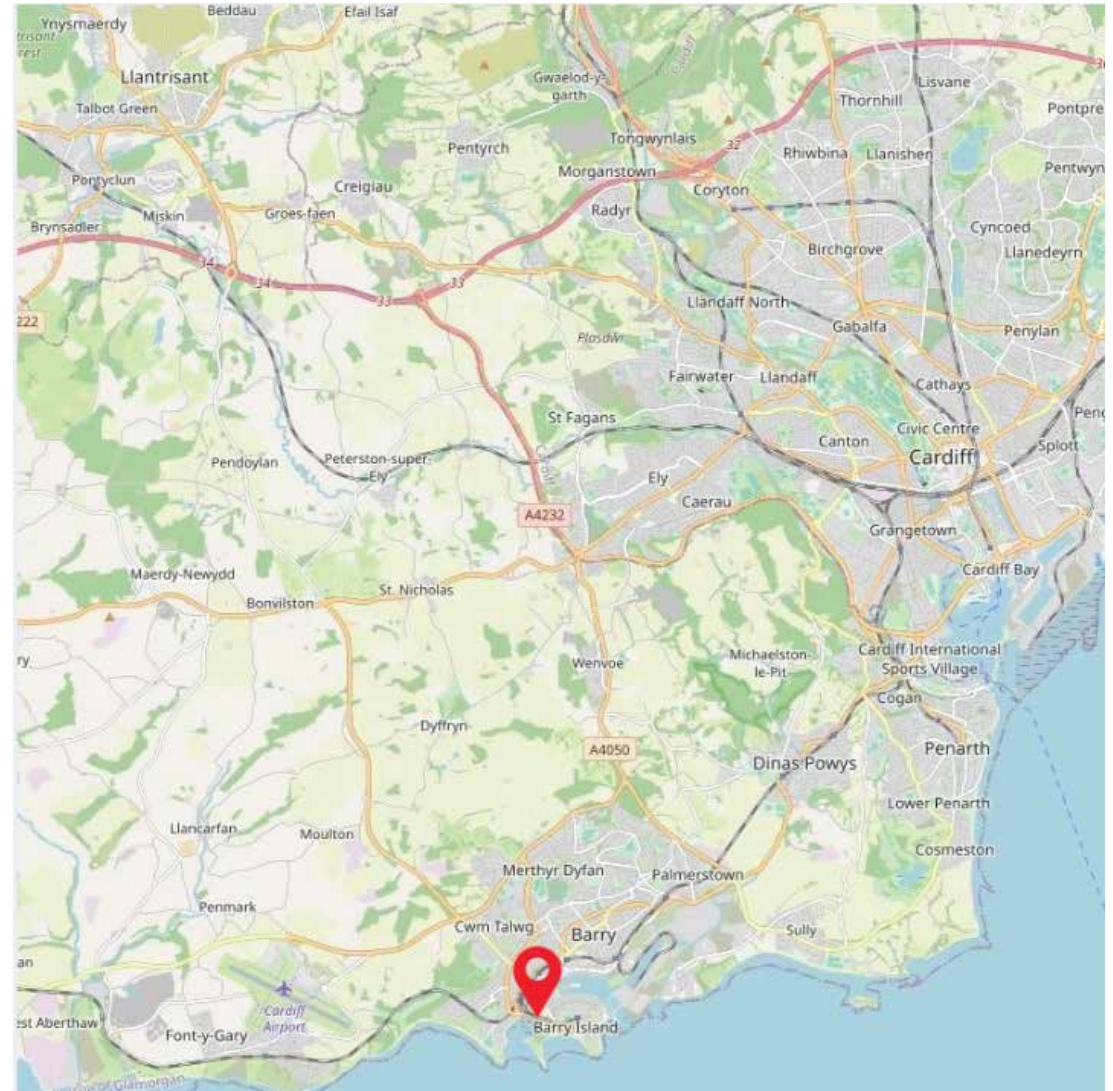
DIRECTIONS

From the M4 motorway, leave at Junction 33 and take the A4232 south and exit at Culverhouse Cross.

At the roundabout, take the third exit for the A4050 / Port Road signposted Barry and follow through Wenvoe.

Continue right on the A4050 / Port Road towards Cardiff Airport. Barry Island / Ynys Y Barri is well signposted.

At the A4055 / Harbour Road entering the Island, turn right at the lights in front of the fairground onto Paget Road, towards the beach.



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