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Bay View Old Barry Road

Penarth, CF64 2NR

Price £400,000

HARRIS & BIRT



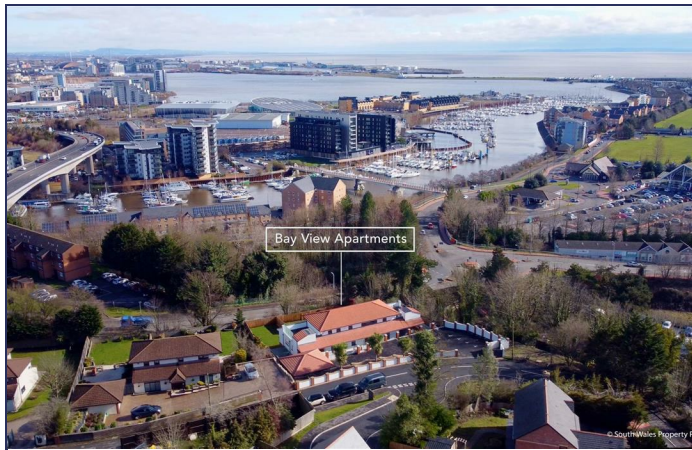
Harris & Birt are pleased to offer to market this spacious and modern three bedroom town house located on an exclusive new development in Penarth. The property briefly comprises; entrance hall, WC, open plan kitchen/living/dining room and utility room to the ground floor and a spacious master bedroom with dressing room and en suite, a further two double bedrooms and bathroom to the lower ground floor. The property also features roof terrace and private garden.

The property is set in a prime location with close access to Cardiff Bay, Cardiff City Centre and further afield. It is situated in a popular area with a range of shops, amenities and restaurants within a short walk or drive and boasts a brand new, modern finish. Penarth is an elegant seaside town with Victorian pier, Art Deco Pavilion, charming Esplanade and modern Marina. Splendid parks link the coast to the traditional town centre with its Victorian arcade, independent shops and cafés. There is more green space to enjoy at nearby Cosmeston Lakes Country Park.

Council Tax Band - TBC

Tenure - Share of Freehold

Some images have been virtually staged to better showcase the true potential of rooms and spaces in the home.



Accommodation

Ground Floor

Entrance Hall 10'0" x 5'10" (3.05m x 1.78m)

Entered via composite front door with opaque double glazed vision panel into entrance hall. UPVC double glazed floor to ceiling opaque vision panel allowing in plenty of natural light. Wood effect vinyl laid flooring. Radiator. Skimmed walls and ceiling. Quarter turn staircase leads down to lower ground floor and further quarter turn staircase leads up to roof terrace. Doorways through into all ground floor rooms.

WC 5'5" x 4'8" (1.65m x 1.42m)

Modern fitted two piece suite comprising low level dual flush WC and wall hung wash hand basin with underset vanity unit in a dove grey. Half wood panelled walls. Further skimmed walls and ceiling. Wall mounted heated towel rail. Tiled floor.

Kitchen/Dining/Living Room 23'8" x 16'1" (7.21m x 4.90m)

An open plan adaptable and spacious 'hub of the house'. Dual aspect UPVC double glazed windows to front and side elevation allowing plenty of natural light. Further UPVC double glazed windows overlooking front. Skimmed walls and ceiling. Wood effect vinyl laid flooring. Vertical black matte modern radiator. Range of LED spotlighting and pendant ceiling lights. Further radiator housed to wall. Modern fitted kitchen with a range of wall and base units in a dove grey set under and over a marble effect worksurface. Features include; integrated up and over Samsung fridge freezer behind matching decor panel, integrated Bosch dishwasher behind matching decor panel and Innova 1.5 bowl sink and drainer with waterfall mixer tap. Peninsular overhanging breakfast bar in a contrasting an evening blue colour with matching worksurface. Integrated Indesit electric oven with four ring induction hob over and extractor fan fitted to ceiling. Sliding wooden doorway through into;

Utility Room 7'0" x 4'2" (2.13m x 1.27m)

Matching dove grey base units with matching marble effect worksurfaces. Single bowl Innova sink and drainer. Continuing of wood effect vinyl flooring. UPVC double glazed window overlooking side. Baxi gas combination boiler housed to wall. Indesit washing machine and Indesit tumble dryer.

Lower Ground Floor

Hallway 3'5" x 16'10" (1.04m x 5.13m)

Accessed via quarter turn carpeted staircase with wood and glass balustrade from ground floor into open hallway. Skimmed walls and ceilings. Carpet flooring. Doorways through into all lower ground floor rooms.

Bedroom One 16'4" x 12'9" (4.98m x 3.89m)

Good sized master bedroom with UPVC double glazed bi-folding patio doors leading out onto rear garden. Skimmed walls and ceiling. Carpet flooring. Pendant ceiling light. Doorway leads through into;

Dressing Room 6'1" x 4'0" (1.85m x 1.22m)

Good sized walk in dressing room with plenty of room for freestanding or fitted furniture. Skimmed walls and ceiling. Carpet flooring. Doorway through into;

En Suite 6'1" x 4'5" (1.85m x 1.35m)

Modern three piece suite comprising corner shower cubicle in a matte black finish and metro white tiles with integrated rainfall shower head and separate shower head fitment, low level dual flush WC and wall hung wash hand basin with underset vanity unit in white. Black matte heated towel rail. Further skimmed walls and ceiling. LVT floor. Pendant ceiling light. Extractor.

Bedroom Two 14'11" x 8'4" (4.55m x 2.54m)

Good sized double bedroom with UPVC double glazed patio doors leading out onto rear garden. Skimmed walls and ceiling. Carpet flooring. Pendant ceiling light.

Bedroom Three 15'2" 11'11" (max) (4.62m 3.63m (max))

A good sized single bedroom with UPVC double glazed windows to side elevation. Skimmed walls and ceiling. Good sized storage cupboard. Carpet flooring. Pendant ceiling light.

Bathroom 6'0" x 10'5" (1.83m x 3.18m)

Modern three piece suite comprising corner curved fully tiled shower cubicle in a matte black finish with integrated rainfall shower head and separate shower head fitment, low level dual flush WC and wall hung wash hand basin with underset vanity unit in a slate grey. Black matte heated towel rail. Further skimmed walls and ceiling. Tiled floor. Pendant ceiling light. Extractor.

First Floor

Accessed via quarter turn carpeted stairway with wood and glass balustrade from ground floor. Carpet flooring. Skimmed walls and ceiling. Doorway through to;

Roof Terrace 16'7" x 22'10" (5.05m x 6.96m)

A good size decked roof terrace with plenty of entertaining space for al fresco dining with views across Cardiff Bay and beyond. Glass and chrome balustrade providing a safe outdoor space.

Services

The property is serviced via mains gas, electricity, water and drainage. Council Band TBC.

Tenure

The property will be sold with a share of the freehold, each purchaser will be a Director of the management company and will have a 20% share.

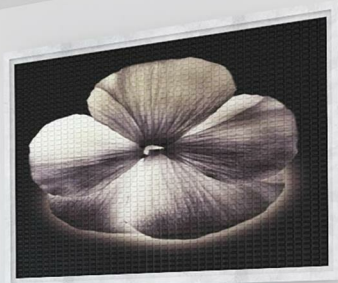
Outside

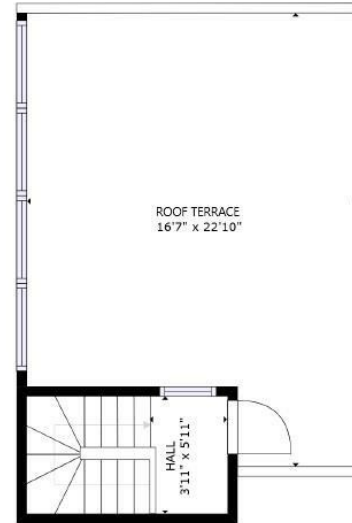
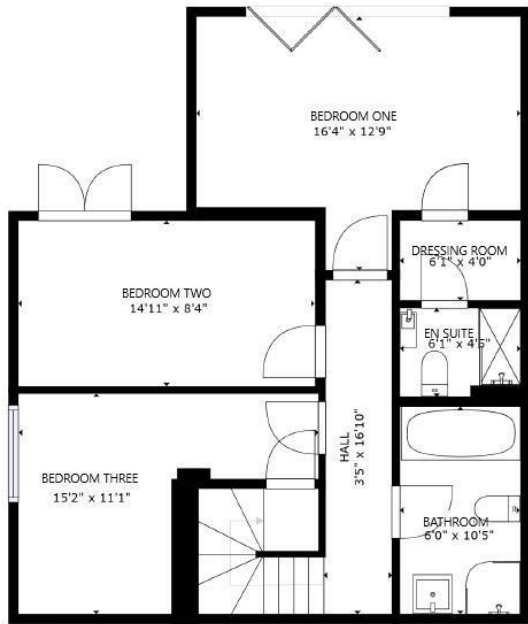
A good sized rear garden accessed via patio doors from both the master bedroom and bedroom two. Further side access from the front of the property. Mainly laid to grass with a paved terrace area. Close boarded fencing to provide a private and secluded feel. Car parking space to front of the property.

Directions

From our offices at 359 Caerphilly Road Cardiff, follow Caerphilly Road to Gabalfa roundabout and keep right going over the fly over toward the City Centre. Follow this until you get to Cardiff Museum and then take the next left onto A4161 following the road around the bend and under the bridge onto Newport Road. At the first set of traffic lights turn right onto Fitzamond Place and then keep right onto Adam Street. At the traffic lights take the first left onto the Central Link Road. At the roundabout take the first exit and then take the third exit onto the A4232. Take the exit sign posted Barry (A4055) and Penarth (A4160). After approx. half a mile turn left onto Old Barry Road and the property is on your left hand side.







GROSS INTERNAL AREA
 FLOOR 1: 671 sq. ft, FLOOR 2: 498 sq. ft
 FLOOR 3: 60 sq. ft
 TOTAL: 1229 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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