



# Bay View Old Barry Road

Penarth, CF64 2NR

Price £325,000

HARRIS & BIRT



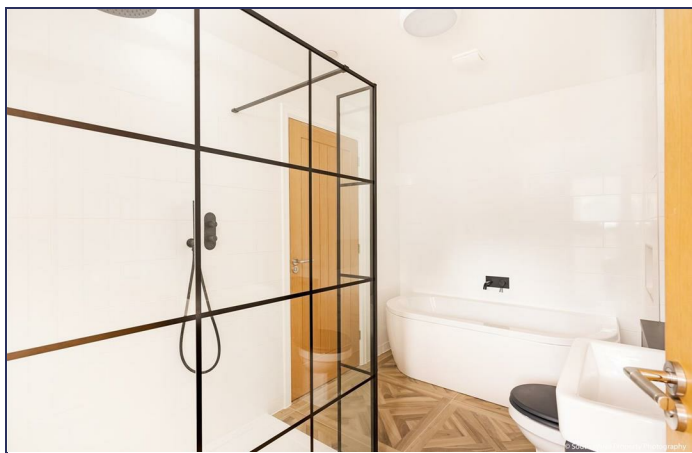
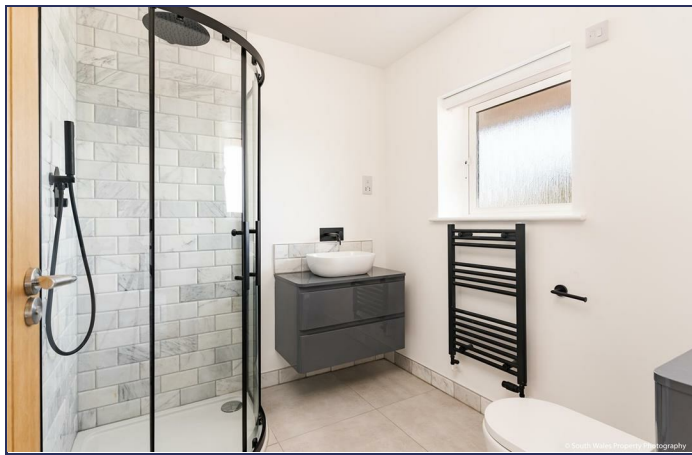
Harris & Birt are pleased to offer to market this spacious and modern two bedroom penthouse apartment with a balcony off the master bedroom and open plan kitchen/living space, located on an exclusive new development in Penarth. The property briefly comprises; entrance hall, open plan kitchen/living/dining room, utility room, a spacious master bedroom with en suite, a further double bedroom and bathroom.

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

### Communal Entrance Hall

Entered via composite front door with two double glazed opaque vision panels to either side into spacious entrance hall. Skimmed walls and ceiling. Wood effect vinyl flooring. Apartment Three is on the right hand side.

### Entrance Hall 3'1" x 17'8" (0.94m x 5.38m)

Entered via composite front door with opaque vision panel into open entrance hallway. Quarter turn staircase leads up to landing space. UPVC double glazed windows to front elevation. Skimmed walls and ceiling. Carpet flooring. Doorways to all rooms.

### Kitchen/Dining/Living Room 20'10 x 20'5" (6.35m x 6.22m )

An open plan adaptable and spacious 'hub of the house'. UPVC double glazed patio doors lead out onto balcony terrace. Glazed panels all around to take full advantage of the view and provide a safe environment. Further UPVC double glazed windows overlooking front. Skimmed walls and ceiling. Wood effect vinyl laid flooring. Two vertical black matte modern radiators. Range of LED spotlighting and pendant ceiling lights. Modern fitted kitchen with a range of wall and base units in a dove grey set under and over a marble effect work surface. 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. Peninsula overhanging breakfast bar in a contrasting slate grey colour with matching work surface. Integrated Indesit electric oven with

four ring induction hob over and extractor fan fitted to ceiling. Doorway through into;

### Utility Room 5'0" x 6'7" (1.52m x 2.01m )

Matching dove grey base units with matching marble effect work surfaces. Single bowl Innova sink and drainer. Continuing of wood effect vinyl flooring. UPVC double glazed window overlooking rear. Indesit washing machine and Indesit tumble dryer.

### Master Bedroom 17'8" x 12'6" (5.38m x 3.81m)

Good sized master bedroom with UPVC double glazed patio doors leading out onto balcony. Glazed panels all around to take full advantage of the view and provide a safe environment. Skimmed walls and ceiling. Cupboard housing Worcester gas combination boiler. Carpet flooring. Pendant ceiling light. Doorway leads through into;

### Master En Suite 6'8" x 7'1" (2.03m x 2.16m)

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. UPVC double glazed opaque window overlooking rear. Further skimmed walls and ceiling. Large format tiles to floor. Pendant ceiling light. Extractor.

### Bedroom Two 17'9" x 10'0" (5.41m x 3.05m)

Another good sized double bedroom with UPVC double glazed window overlooking rear. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Carpet flooring.

### Bathroom 10'6" x 7'1" (3.20m x 2.16m)

Modern fitted four piece suite comprising; walk in shower cubicle in a matte black finish with integrated shower rainfall shower head and separate shower head fitment, composite freestanding bath in white with hot and cold mixer tap to wall, low level dual flush WC and wall mounted wash hand basin with underset vanity unit in a slate grey. Fully tiled walls and skimmed ceiling. Black matte heated towel rail. Pendant ceiling light. Extractor. Wood effect tiled floor. Jack and jill effect from hallway and bedroom two.

### Services

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

### Tenure

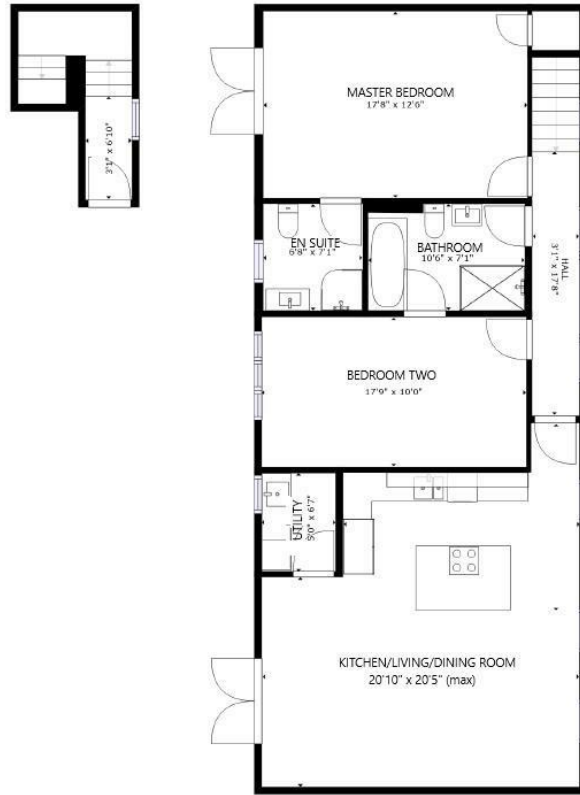
The property will be sold with a share of the freehold, each purchaser will be a Director of the management company and will have a 20% share.

### 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: 68 sq. ft, FLOOR 2: 1114 sq. ft  
 TOTAL: 1181 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# HARRIS & BIRT

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## Bay View

OLD BARRY ROAD, PENARTH



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

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

