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2 Old Barry Road

Penarth, CF64 2NR

Price £1,100,000

HARRIS & BIRT



Harris & Birt are delighted to offer to market this unique five bedroom, three storey detached property set in the desirable area of Penarth. With over 4,000 sq/ft of accommodation this exclusive detached residence offers five bedroom, three bathroom and five reception rooms with excellent accommodation briefly comprising; entrance lobby, study, dining room, sitting room, kitchen/breakfast room and WC to ground floor, stairs lead down to a lower ground floor with store room, sauna, games room, bedrooms four and five, and bathroom three, to the first floor are three double bedrooms, master en suite dressing room and en suite shower room, as well as family bathroom. Externally the property benefits from a pressed concrete driveway providing parking for several vehicles beyond which is a detached double garage and beautifully landscaped front and rear gardens.

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.

- Exclusive Detached Residence
- Five Double Bedrooms
- Five Reception Rooms
- Large Wrap Around Plot with Extensive Gardens
- Over 4,000 sq/ft of Accommodation
- Three Bathrooms
- Detached Double Garage
- EPC: B

Accommodation

Ground Floor

Entrance Vestibule 20'8" (max) x 13'7" (6.30m (max) x 4.14m)

Entered via half glazed UPVC front door with inset fixed pane half glazed panels allowing plenty of light into an open plan entrance vestibule. Galleried landing. Open plan to through to living room. Red brick pillared column. Skimmed walls with fitted dado rail. Fitted carpet. Radiator. Staircase sits in the centre of the property allowing stairs down to lower ground floor and up to first floor galleried landing.

Study 16'8" x 7'4" (5.08m x 2.24m)

An adaptable and good sized reception space currently used as study. Two UPVC double glazed windows to front elevations allowing pretty views over forecourt to front. Skimmed walls and coved ceiling. Access to loft via hatch. Fitted carpet. Fitted radiator.

Dining Room 20' x 30'3" (6.10m x 9.22m)

Sizeable reception room with UPVC double glazed windows to side and rear. Internal double glazed looking into the mono-pitched covered balcony as well as excellent views of the garden behind. Skimmed walls with dado rail and coved ceiling. Fitted carpet. Radiators.

Sitting Room 17'2" x 16'3" (5.23m x 4.95m)

Open plan to entrance vestibule with UPVC double glazed patio doors offering access to the covered balcony. Skimmed walls, fitted dado rail and coved ceiling. Fitted carpet. Fitted radiator. Doorway access through into;

Kitchen/Breakfast Room 11'8" x 30'3" (3.56m x 9.22m)

Range of fitted shaker style breakfast wall and base units set under and over a mottle effect work surface with plenty of space for American style fridge freezer, tumble dryer, washing machine and dishwasher. Features include; freestanding Leisure Zenith 100 range cooker with gas five ring hob and adjacent warming plate with underset double oven and grill as well as warming tray, overhead matching chimney extractor hood. UPVC double glazed picture window to rear offering views over the pretty gardens. Attractive fitted Welsh dresser with range of display cases. Wooden glazed side door offering access onto side terrace. Further UPVC double glazed window to side elevation. Skimmed walls, terracotta tiled flooring. Fitted radiator.

Cloakroom

Modern fitted cloakroom with two piece suite comprising; low level hidden cistern WC and wash hand basin with chrome mixer tap and underset vanity unit. Fully tiled walls and floor. UPVC double glazed opaque window to rear elevation. Wall mounted chrome heated towel rail. Access to loft via hatch.

Lower Ground Floor

Landing

Accessed via quarter turn staircase to lower ground floor landing with good sized space. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Communicating doors to all ground floor rooms.

Games Room 20'8" x 30'3" (6.30m x 9.22m)

Another good sized reception with two UPVC double glazed patio doors opening out onto the rear garden. UPVC double glazed window to rear elevation. Skimmed walls, coved and skimmed ceiling. Fitted carpet. Fitted radiators. An excellent room currently in use as games room, currently housing full size snooker table, table tennis table and air hockey table which shows the full scale of this room.

Bedroom Four 13'3" x 13'9" (4.04m x 4.19m)

An excellent sized double bedroom with UPVC double glazed patio door opening out onto rear garden. UPVC double glazed picture window adjacent. Skimmed walls, coved and skimmed ceiling. Fitted carpet. Fitted radiator.

Bedroom Five 11'8" x 19'10" (3.56m x 6.05m)

A fifth double bedroom with UPVC double glazed patio doors leading out onto rear terrace. Skimmed walls, coved ceiling. Fitted carpet. Fitted radiator.

Bathroom Three

Modern and recently refitted bathroom with panelled bath and integrated chrome shower and rainfall shower head over behind a glazed and chrome shower screen, low level dual flush hidden cistern WC and wall hung wash hand basin with underset vanity unit in a walnut finish. Fully tiled walls and contrasting tiled flooring. Inset LED spotlighting. Graphite wall hung heated towel rail. UPVC double glazed opaque window to side elevation.

Sauna

A good sized timber frame built in Sauna with space

for at least 3-4 people set into a good sized room with inset corner quadrant shower. Tiled splashbacks. Skimmed walls and coved ceiling. Fitted radiator.

Storeroom

A good sized storeroom currently housing up and over fridge freezer. Skimmed walls, coved ceiling. Tiled flooring. Fitted radiator.

First Floor

Landing

Quarter turn carpeted staircase from entrance vestibule leads up to first floor galleried landing. Storage cupboard. Skimmed walls and coved ceiling. Pendant ceiling light. Doorways through to all first floor rooms.

Master Bedroom 18'7" x 22'4" (5.66m x 6.81m)

An excellent sized double bedroom with UPVC double glazed window overlooking pretty rear garden with two further UPVC double glazed windows to front elevation. Skimmed walls and coved ceiling. Pendant ceiling light. Radiator. Carpet flooring. Doorway leads through into;

En Suite

Modern and recently fitted three piece suite in white comprising; walk in shower cubicle with mains connected shower, rainfall shower head and separate shower head fitment, low level dual flush WC and wall hung wash hand basin with white gloss vanity unit under. Part tiled walls, Tiled floor. Further skimmed walls and pannelled ceiling. LED spotlights.

UPVC double glazed opaque window to rear elevation. Chrome heated towel rail.

Dressing Room

A good sized walk in dressing room with rails either side. Skimmed walls and coved ceiling. Pendant ceiling light. Carpet flooring.

Bedroom Two 9'2" x 12'6" (2.79m x 3.81m)

Another good sized double bedroom with UPVC double glazed window to rear elevation. Skimmed walls and coved ceiling. Carpet flooring. Radiator.

Bedroom Three 11'8" x 12'6" (3.56m x 3.81m)

Another good sized double bedroom with UPVC double glazed window to rear elevation. Skimmed walls and coved ceiling. Carpet flooring. Radiator.

Bathroom Two

Modern fitted three piece suite in white comprising; walk in shower cubicle with integrated shower and separate shower head fitment, low level hidden cistern dual flush WC and wall hung wash hand basin set into a grey gloss vanity unit. UPVC double glazed window to rear elevation. Fully tiled walls and contrasting tiled floor. Black chrome heated towel rail. Skimmed ceiling with LED spotlighting.

Gardens & Grounds

2 Old Barry Road is approached through electric sliding gate onto a private pressed concrete driveway providing parking for several vehicles beyond which there is a detached double garage. The front garden enjoys a variety of low maintenance mature shrubs and borders. The rear garden is predominantly laid to

lawn and enjoys a variety of mature shrubs and borders, a large patio to the rear and side of the garden and provides ample space for outdoor entertaining and dining.

Double Garage 20'11" x 18'6" (6.38m x 5.64m)

Detached double garage with up and over garage door. Pedestrian door to side. Eaves storage. Power and light.

Services & Tenure

All mains services connected. Freehold. Council Tax Band - I

Directions

What3Words: ///songs.point.stuck



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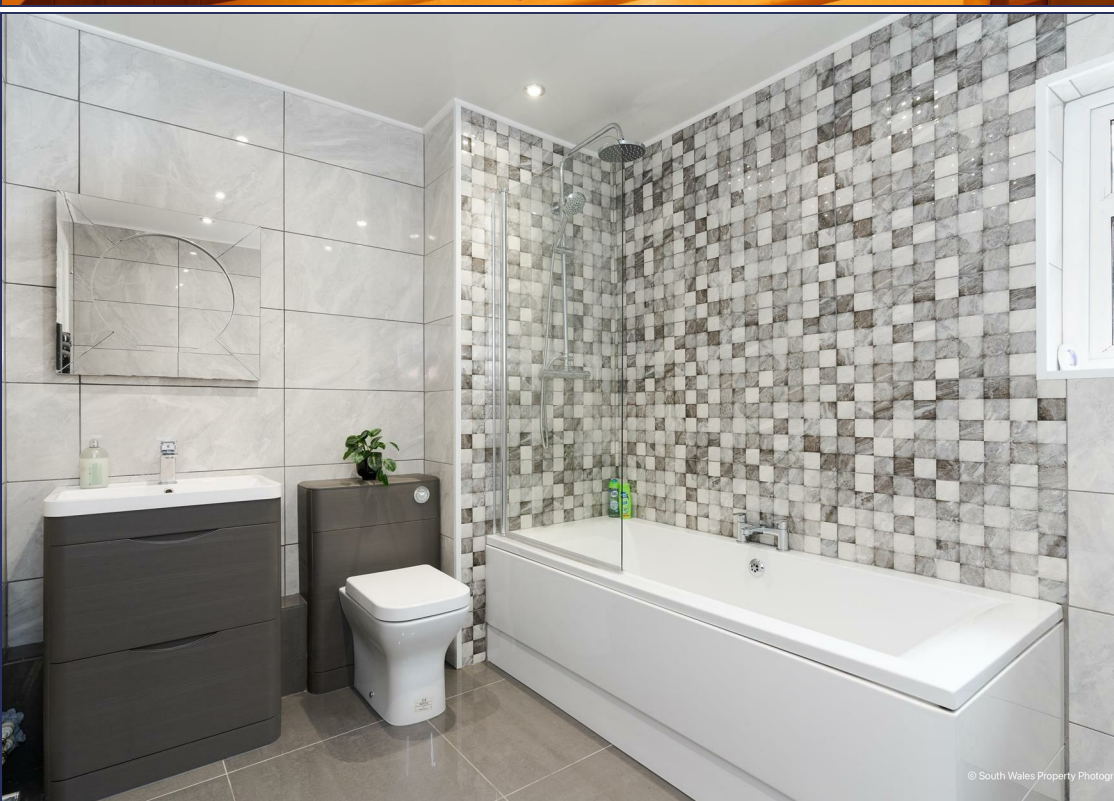




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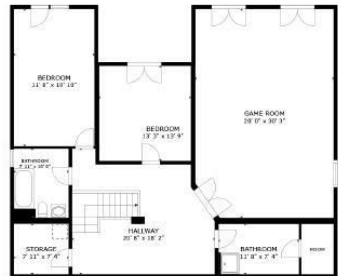
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LOWER GROUND FLOOR

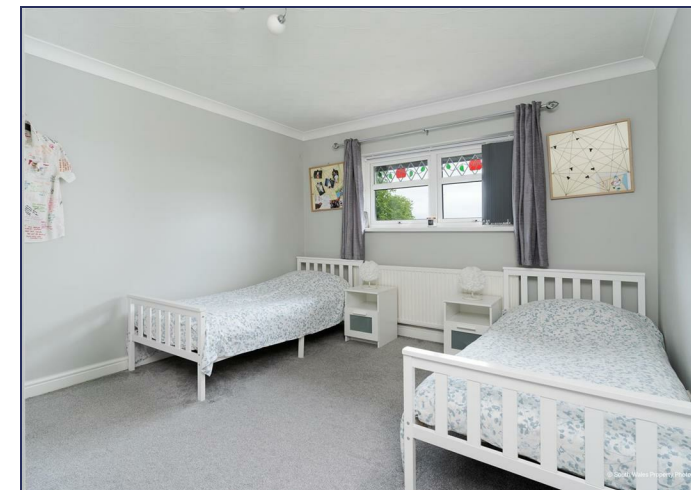


GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 FLOOR 1 1,655 sq.ft. FLOOR 2 1,658 sq.ft. FLOOR 3 994 sq.ft.
 EXCLUDED AREAS : BALCONY 107 sq.ft. PATIO 254 sq.ft. GARAGE 387 sq.ft.
 TOTAL : 4,307 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		
(81-91) B		
(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	

