





60 Mariners Walk

Barry, Barry

Modern three bedroom mid-terraced house located on Barry Waterfront. Spacious lounge with French doors leading to an enclosed garden, bright and airy kitchen/diner, near amenities and schools.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- MODERN THREE BEDROOM PROPERTY LOCATED ON BARRY WATERFRONT
- LARGE LOUNGE WITH FRENCH DOORS LEADING TO THE FULLY ENCLOSED REAR GARDEN
- BRIGHT AND AIRY MODERN KITCHEN/DINER
- DOWNSTAIRS WC, FAMILY BATHROOM PLUS AN EN-SUITE TO THE MASTER
- TWO ALLOCATED PARKING SPACES
- EPC B84
- CLOSE PROXIMITY TO LOCAL AMENITIES (DOCTORS, PHARMACY ETC)
- CATCHMENT FOR WHITMORE HIGH SCHOOL
- CATCHMENT FOR YSGOL SANT BARUC AND YSGOL GYMRAEG BRO MORGANNWG





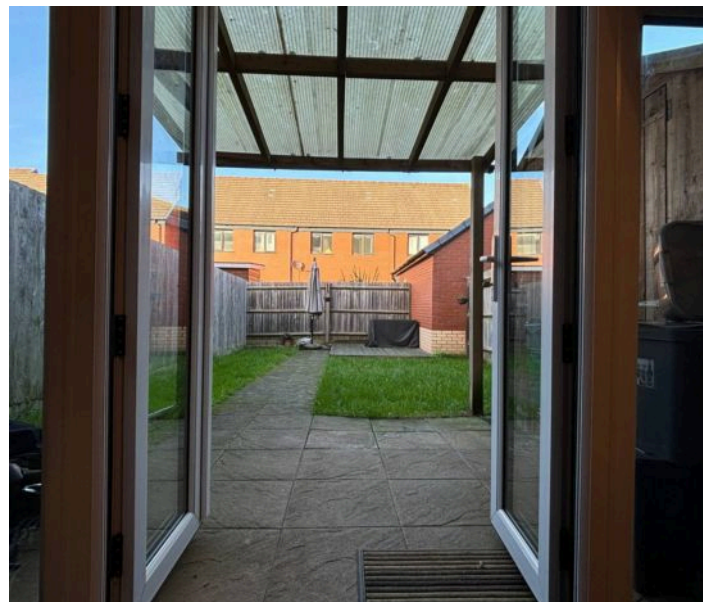
Hallway

Access via a modern composite door with opaque glazing, the entrance hallway has ceramic tiled flooring which extends into the kitchen/dining room and WC. A carpeted staircase with spindle style balustrade leads to the first floor and there are modern panelled doors leading to the cloakroom WC, living room, kitchen/dining room and handy under stair storage cupboard. Radiator and fuse box.

Kitchen/Dining Room

11' 6" x 8' 5" (3.51m x 2.57m)

With a picture front window making the room light and airy, this room has ample space for a table and chairs as required. The kitchen is fitted with modern eye level and base units and these are complemented by roll top work surface areas which have a 1.5 bowl stainless steel sink unit inset with mixer tap over. Integrated appliances include a four ring gas hob with electric oven under and a cooker hood over with matching splash backs. There is then a recess for a washing machine and ample space for an upright fridge freezer as required. Ceramic tiled floor plus complementing tiled splash backs plus radiator and extractor. Concealed combi boiler firing the central heating.



Living Room

15' 5" x 10' 5" (4.70m x 3.18m)

Laminate wood effect flooring, smooth walls and a smooth ceiling. This excellent size living room has French style doors and windows leading out onto the enclosed rear garden. Radiator.



Cloakroom WC

6' 3" x 3' 4" (1.91m x 1.02m)

A continuation of the ceramic tiled flooring, smooth walls and a smooth ceiling. A two piece white suite comprising a close coupled WC with push button flush and pedestal wash basin with a mosaic style tile splashback. Radiator and extractor.

Landing

Carpeted with smooth walls and a smooth ceiling. The landing has matching modern panelled doors giving access to three bedrooms and the family bathroom. Radiator plus drop down access with extendable ladder.

Bedroom One

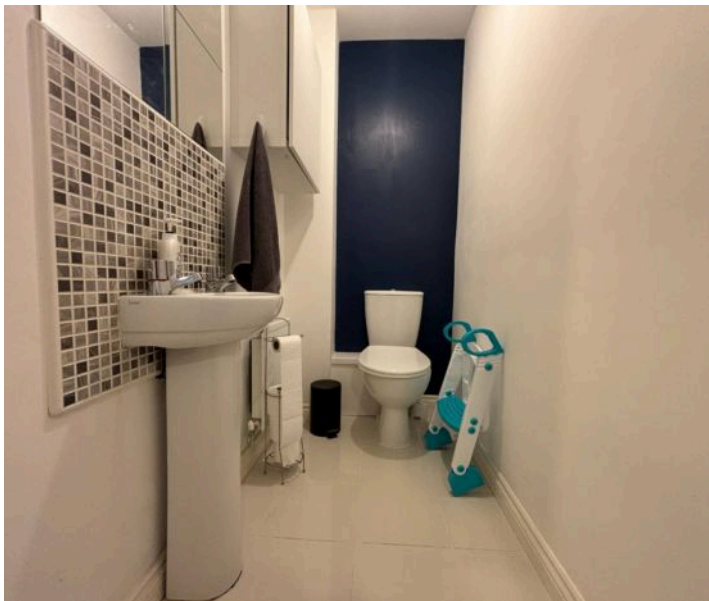
11' 2" x 9' 8" (3.40m x 2.95m)

A double bedroom with laminate wood effect flooring, smooth walls and a smooth ceiling. A front aspect window, radiator and recessed double wardrobe behind a sliding mirror fronted door. A door leading through to an en-suite shower room.

En-Suite

5' 9" x 5' 6" (1.75m x 1.68m)

Tiled floor, half height wall tiling with the remaining walls being smooth and a smooth ceiling. A three piece white suite comprising a close coupled WC with a push button flush, a wash basin with a vanity cupboard underneath and a fully tiled shower cubicle with a stainless steel electric shower inset and a folding glass shower screen. Radiator, shaver point and opaque front window.





Bedroom Two

10' 6" x 8' 6" (3.20m x 2.59m)

A carpeted double bedroom with smooth walls and a smooth ceiling. A rear aspect window and a radiator.

Bedroom Three

10' 6" x 6' 7" (3.20m x 2.01m)

A carpeted single bedroom with smooth walls and a smooth ceiling. A rear aspect window and a radiator.

Bathroom WC

6' 7" x 5' 6" (2.01m x 1.68m)

Ceramic tiled flooring, half height wall tiling with the remainder being smooth and a smooth ceiling. A three piece white suite comprising a close coupled WC with push button flush, a wash basin with a vanity cupboard underneath and a bath with a stainless steel waterfall mixer tap plus a thermostatic shower and a glass shower screen. Radiator, extractor and shaver point.

Service Charge

There is an annual service charge, payable to Remus Management, for the up keep of surrounding areas, children's park etc. Approx £124 per year.





REAR GARDEN

Fully enclosed by well maintained timber fencing, the garden has an initial patio with a covered pergola style area. A level lawned area is bisected by a slabbed path with leads to a final deck and there is also pedestrian access which returns to the front of the property.

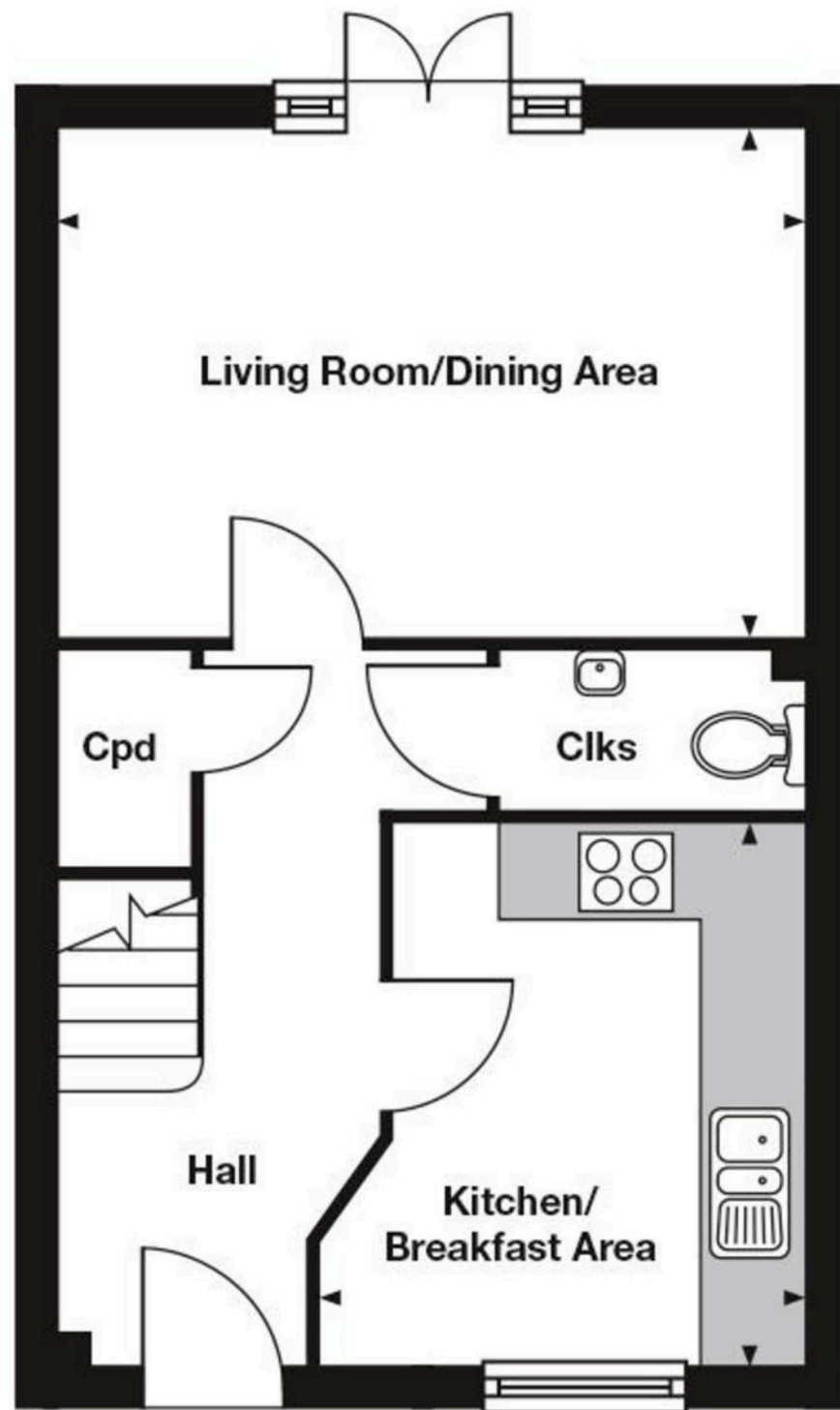
ALLOCATED PARKING

2 Parking Spaces

Two allocated parking spaces belong to the property directly outside the front door!

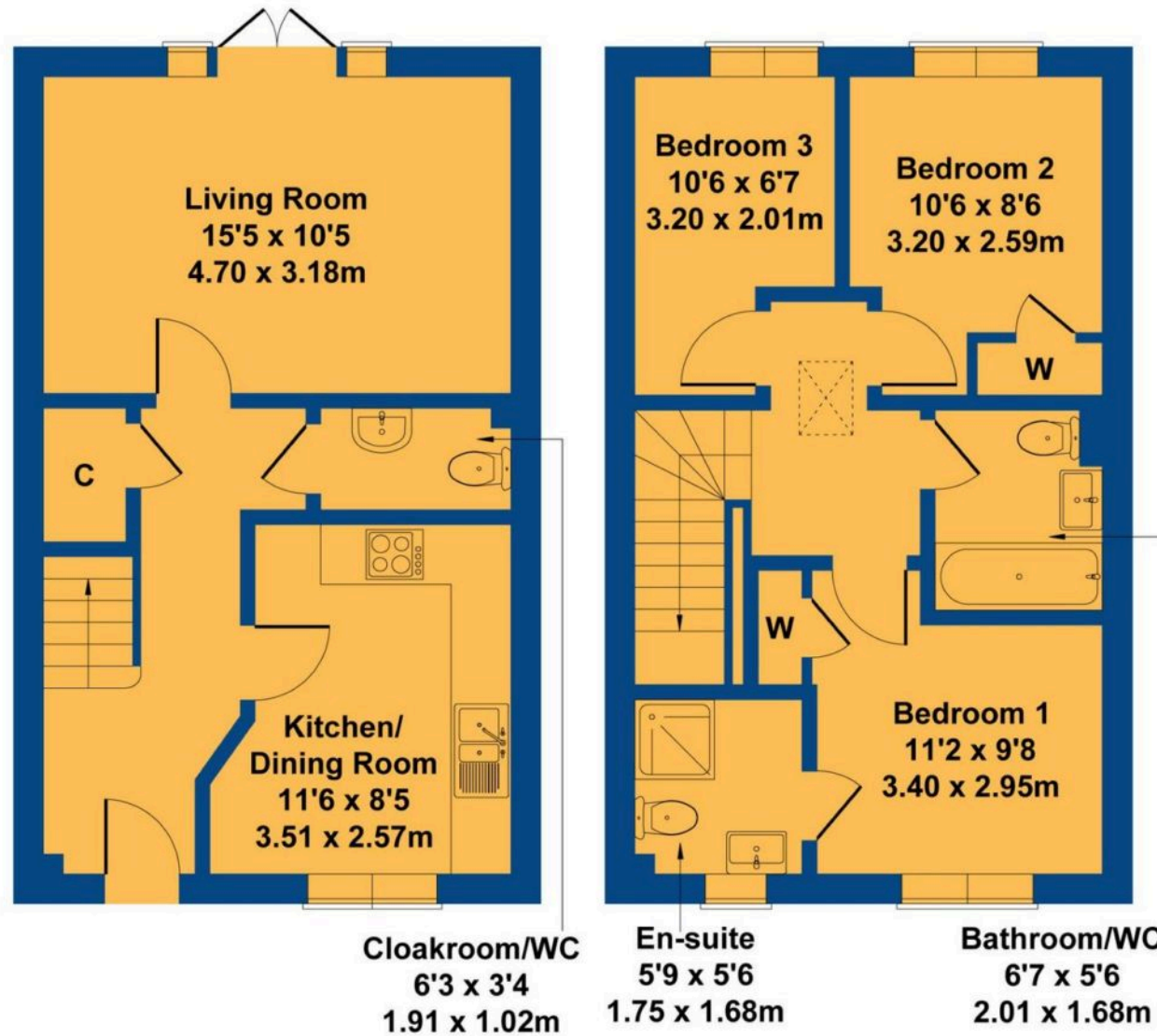






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Approximate Gross Internal Area
807 sq ft - 75 sq m




GROUND FLOOR


FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		99
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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