





6 Friars Road

Barry, Barry

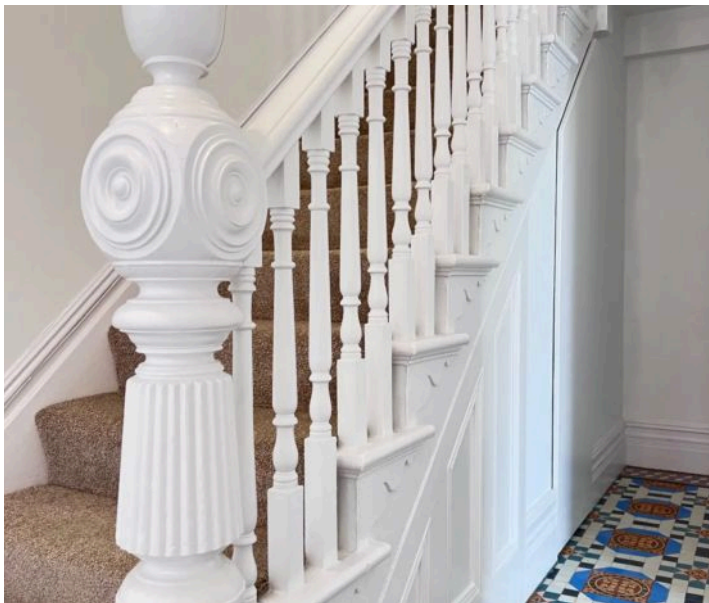
Council Tax band: H

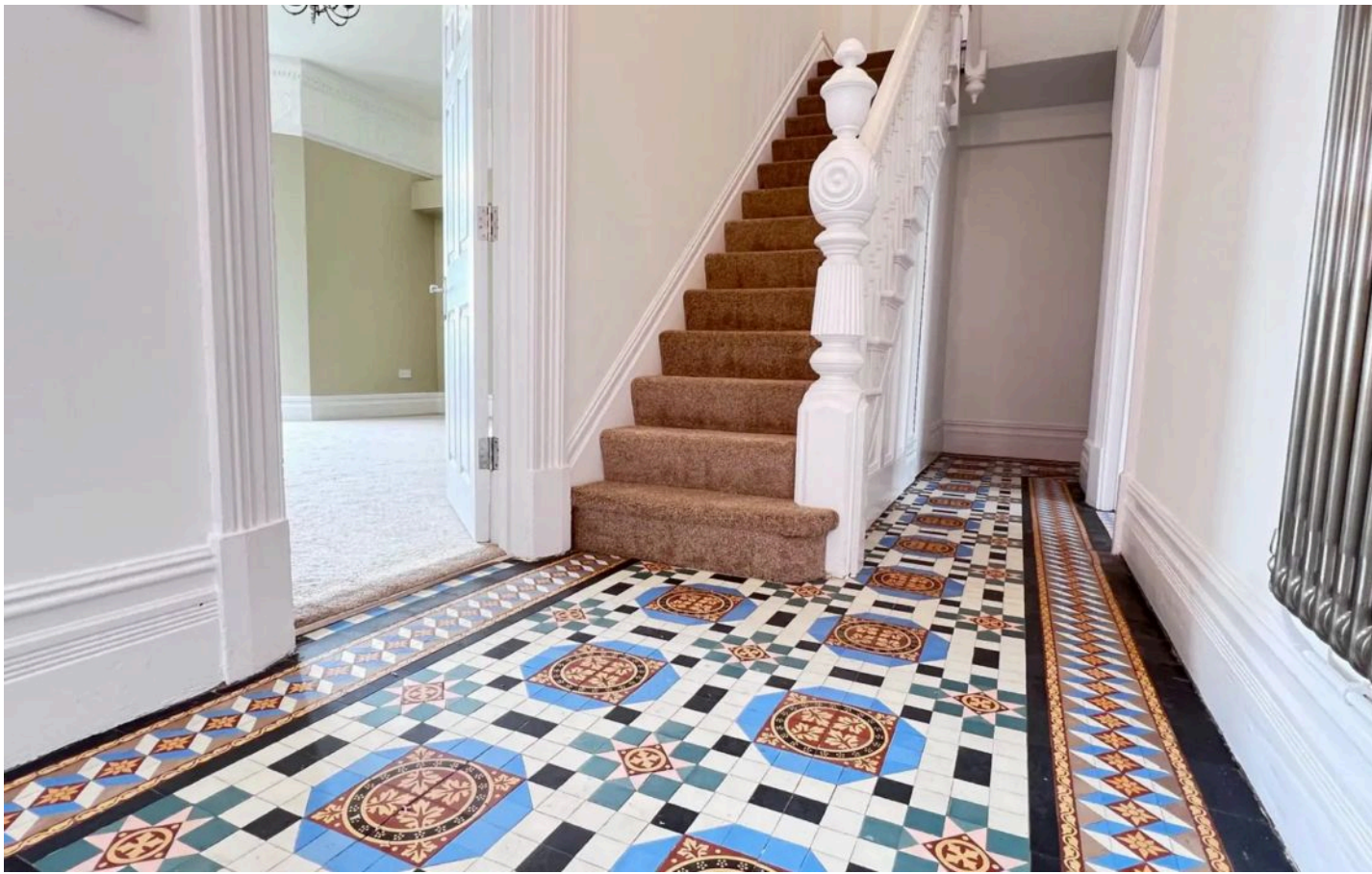
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- SUBSTANTIAL FIVE BED PERIOD PROPERTY
- BUILT IN THE 1800'S - NOW REFURBISHED TO A VERY HIGH STANDARD
- PARKING WITH SECURE ROLLER DOORS TO THE REAR
- STUNNING SIGMA 3 KITCHEN PLUS MULTIPLE BATHROOMS
- STRIKING PERIOD FEATURES
- NO ONWARD CHAIN
- UNINTERRUPTED VIEWS OF THE HARBOUR AND BRISTOL CHANNEL
- EPC RATING OF C74





Entrance Hall

24' 4" x 5' 9" (7.42m x 1.75m)

An impressive entrance hall with a striking period tile floor. Traditional, decorative coving, skirtings plus a beautiful original style stained glass window to the side. A carpeted staircase with newel post and spindles leads to the first floor and has under stair storage. The hallway is L shaped and the initial tiled floor then leads to a large section of Camaro Georgian LVT parquet floor. Internal doors give access to two reception rooms, a large kitchen family room plus cloakroom / WC. Two Nordic Oslo raw metal radiators.

Living Room

18' 2" x 17' 11" (5.54m x 5.46m)

Measurements into Bay. A carpeted lounge with large, front aspect bay windows offering views. Period coving with details wall decor above picture rail plus deep skirtings. Two Nordic Oslo raw metal radiators.

Dining Room

14' 0" x 13' 9" (4.27m x 4.19m)

A large second reception room with Camaro Georgian LVT parquet floor. Radiator. Side aspect window plus double opening French doors to the rear garden.



Cloakroom / WC

7' 3" x 3' 4" (2.21m x 1.02m)

Continuation of the floor. White close coupled WC with button flush and concealed cistern, built into a vanity unit with wash basin over. Ladder style heated towel rail. Opaque window. Fuse box.

Kitchen Family Room

26' 3" x 10' 10" (8.00m x 3.30m)

A superb kitchen breakfast room with a fabulous Sigma 3 kitchen. Contrasting eye level and base units (soft closure) with deep drawers and lighting. Complementing Quartz work surfaces over. Inset drainer with one and a half bowl sink unit. Integrated tall fridge freezer, dish washer and washing machine. Nikola Tesla Induction hob with extractor plus Neff double eye level ovens. Open to dining / seating area. Two Nordic Oslo raw metal radiators and continuation



Integrated tall fridge freezer, dish washer and washing machine. Inset Nikola Tesla Induction hob with extractor plus Neff double eye level ovens. Open to dining / seating area. Radiator and continuation of the floor. 11 Recessed spot lights and floating shelves with lighting. Rear and side aspect windows plus double opening doors to the garden. A further radiator.

First Floor Landing

A carpeted split level and L shaped landing providing access to three double bedrooms and family bathroom. Radiator (white). Original style stained glass window. Further stairs lead to the second floor.

Family Bathroom

14' 8" x 6' 10" (4.47m x 2.08m)

A large family bathroom in white comprising oval shaped bath, close coupled WC with button flush, attractive Jack and Jill sinks set into vanity drawers plus walk in shower cubicle – thermostatic inset shower with fixed rainfall head and adjustable separate rinser. Modern tiled splash backs. Tiled effect laminate floor. Upright heated towel rail. Opaque windows and inset ceiling lights with extractor.

Bedroom One

18' 3" x 17' 6" (5.56m x 5.33m)

A sensational principal bedroom with breath taking views to the water via large front aspect bay windows. Door to balcony. Radiator. Door to en suite shower room.

Bedroom One En Suite

7' 4" x 3' 11" (2.24m x 1.19m)

In white with large shower enclosure – fixed rainfall head and separate adjustable rinser, close coupled WC and wash basin set into vanity unit. Upright heated towel rail. Mirror with sensor lighting. Tiled effect laminate floor. Extractor.

Bedroom Two

14' 0" x 13' 9" (4.27m x 4.19m)

A carpeted double bedroom with rear and side aspect windows. Radiator (white). Door to en suite WC.

Bedroom Two En Suite WC

White wash hand basin set into vanity unit and close





Bedroom Two

14' 0" x 13' 9" (4.27m x 4.19m)

A carpeted double bedroom with rear and side aspect windows. Radiator (white). Door to en suite WC.

Bedroom Two En Suite WC

White wash hand basin set into vanity unit and close coupled WC with button flush. Upright heated towel rail. Tiled effect laminate floor.

Bedroom Three

17' 2" x 10' 11" (5.23m x 3.33m)

A carpeted double bedroom with rear aspect window. Radiator (white).

Second Floor Landing

A carpeted landing with a third beautiful original style stained glass window set into a vaulted recess. Doors to two further bedrooms. Radiator-white.

Bedroom Four

14' 4" x 11' 7" (4.37m x 3.53m)

A carpeted double bedroom with large front aspect windows again offering beautiful water views. Radiator, white. Door to en suite shower room.

Bedroom Four En Suite

6' 5" x 4' 5" (1.96m x 1.35m)

In white with large shower enclosure - fixed rainfall head and separate adjustable rinser, close coupled WC and wash basin set into vanity unit. Upright heated towel rail. Tiled effect laminate floor. Extractor.

Bedroom Five

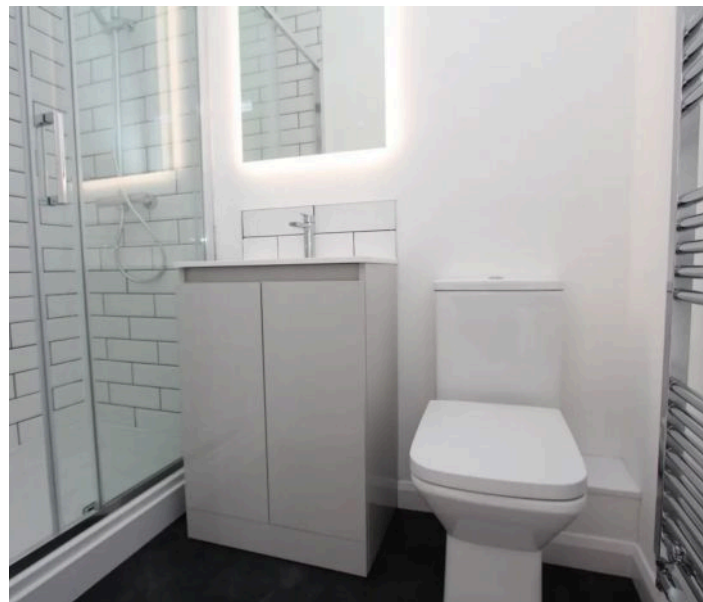
16' 11" x 14' 3" (5.16m x 4.34m)

Carpeted double bedroom with two rear aspect windows plus Velux window. Radiator. Door to storage cupboard housing the tank plus further door to en suite WC.

Bedroom Five En Suite WC

4' 4" x 3' 8" (1.32m x 1.12m)

White close coupled WC and wash basin set into vanity unit. Upright heated towel rail. Tiled effect laminate floor.





FRONT GARDEN

A beautiful front garden with views across The Channel. A resin pathway winds through level lawn leading to the front entrance.

GARDEN

A stunning enclosed rear garden with plenty of space for a family. Paving stones separate a level lawn which leads to a secure parking area accessed via roller doors.

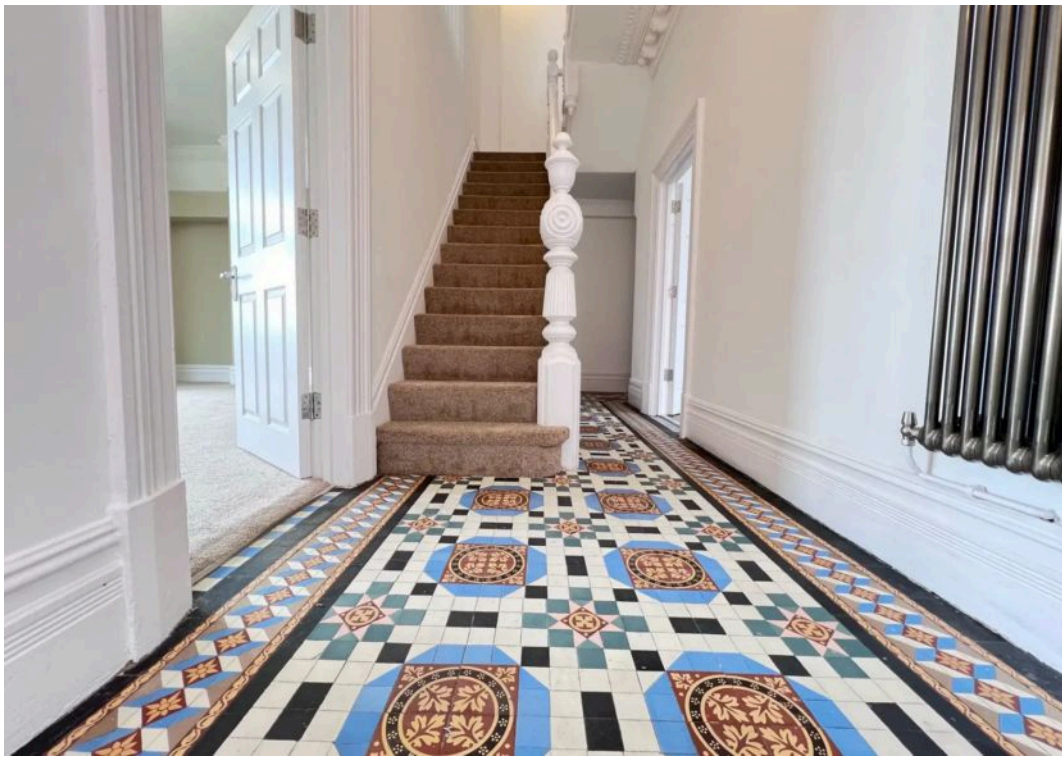
OFF STREET

2 Parking Spaces

Off road parking at the rear of the property via secure roller door. Good, wide lane access.

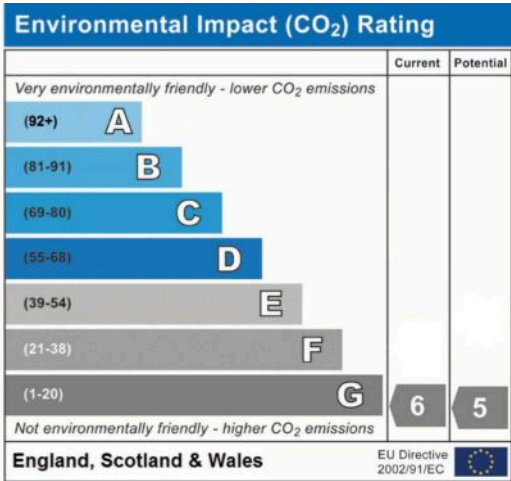
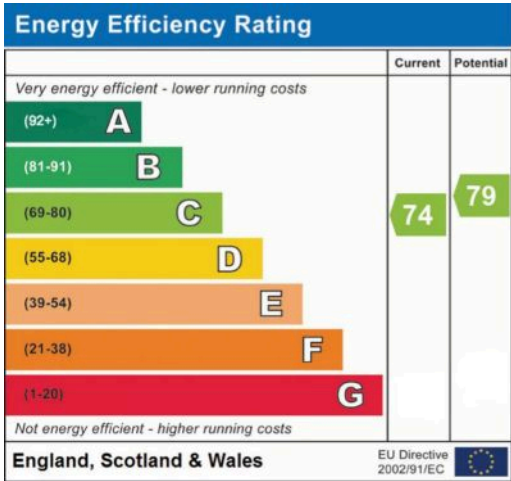












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Approximate Gross Internal Area
2540 sq ft - 236 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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