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29 The Parade, Barry CF62 6SE £534,000 Freehold

6 BEDS | 2 BATH | 3 RECEPT | EPC RATING D

A larger than average family home, set in the west end of Barry with panoramic sea views across The Old Harbour and views across the landscaped gardens of the Parade. The property is over three floors with original features kept throughout. Short walks to Barry Island, The Knap and coastal walks to Porthkerry Country Park. Briefly comprising, storm porch, hallway, three reception rooms, W.C and kitchen/utility area. To the first floor, two bedrooms, family bathroom and lounge/bedroom with an enclosed balcony overlooking The Old Harbour and Parade gardens. To the second floor, three bedrooms and shower room. To the front, a landscaped garden with mature trees/shrubbery. To the rear, a level garden with paved patio, out houses and established shrubs. Lane access. Benefiting from UPVC double glazing and GCH via a combination boiler.



FRONT

A enclosed front garden with wrought iron fencing and gate. Landscaped with laid to lawn area, mature shrubbery and established trees. Pathway leading to storm porch.

STORM PORCH

Plastered ceiling with plastered/traditional tiled walls. Victorian patterned tiled flooring. Door entering hallway.

HALLWAY

Plastered ceiling with coving and corbels, papered walls with dado rails. Original Victorian tiled flooring throughout the hallway. Original doors to reception rooms. Wall mounted radiator. Under stairs storage. Access to WC. Traditional staircase with large decorative newel post.

LOUNGE

16'4 x 14'5 (4.98m x 4.39m)

Papered ceiling with decorative coving and ceiling rose. Papered walls with picture rails. Fitted carpet flooring. Original cast iron fireplace with marble surround and tiled hearth. UPVC double glazed bay fronted window overlooking the front garden. Wall mounted radiator.

RECEPTION ROOM

16'0 x 12'4 (4.88m x 3.76m)

Plastered ceiling with decorative coving, ceiling rose. Papered walls with picture rails. Fitted carpet flooring. UPVC double glazed windows overlooking the rear garden. Wall mounted radiator.

W.C.

7'3 x 3'11 (2.21m x 1.19m)

Plastered ceiling, plastered walls, original quarry tiles. Obscured glass. UPVC double glazed window to side elevation. Close coupled toilet. Wash hand basin. Radiator.

DINING AREA

14'11 x 12'2 (4.55m x 3.71m)

Papered ceiling with coving, plastered walls. Vinyl flooring. UPVC double glazed window to the side elevation. Wall mounted radiator. Wooden glass door to the kitchen. Inset storage cupboards. Gas fireplace.

KITCHEN

12'2 x 8'11 (3.71m x 2.46m)

Plastered ceiling, plastered walls and exposed stone wall. Ceramic tiled flooring. Radiator. UPVC double glazed window to side elevation and door leading to the rear garden. Wooden door to utility area. Kitchen has a selection of wall mounted units, base units with work surface over and ceramic splash back tiles. Space for gas cooker. Sink with drainer.

UTILITY ROOM

Plastered ceiling, plastered walls, wall mounted units with space for fridge freezer, washing machine and dishwasher.

FIRST FLOOR

LANDING

Papered ceiling with coving. Papered walls, fitted carpet flooring, wooden doors to bedrooms and family bathroom. Wall mounted radiator. Wooden original staircase with fitted carpet rising to the second floor.

BEDROOM TWO

17'4 x 11'9 (5.28m x 3.58m)

Papered ceiling with coving. Papered walls. Fitted carpet flooring, wash hand basin. UPVC double glazed window overlooking the rear garden. Wall mounted radiator. Wooden door to boiler cupboard, housing wall mounted combination boiler.

FAMILY BATHROOM

8'3 x 5'11 (2.51m x 1.80m)

Plastered ceiling, plastered walls and ceramic tiles, tiled flooring. Obscured glass double glazed UPVC window to the side elevation. Storage cupboard. Radiator. Bath with electric shower over, pedestal wash hand basin.

W.C.

5'2 x 3'7 (1.57m x 1.09m)

Plastered ceiling, and papered walls, vinyl flooring. Radiator. Cistern toilet. UPVC obscured glass double glazed window overlooking the side elevation.

BEDROOM ONE

13'7 x 12'3 (4.14m x 3.73m)

Plastered ceiling, decorative coving, papered walls, fitted carpet flooring. UPVC double glazed window overlooking the rear garden, wash hand basin. Radiator.

LIVING ROOM/BEDROOM

18'9 x 13'0 (5.72m x 3.96m)

Papered ceiling, decorative coving and ceiling rose. Picture rails, papered walls., fitted carpet flooring. Traditional gas fireplace with decorative surround and marble hearth. Wooden door leading to enclosed balcony.

ENCLOSED BALCONY

Enclosed balcony with UPVC double glazed windows overlooking The Old Harbour and Parade gardens.

SECOND FLOOR

LANDING

Plastered ceiling, Velux window. Papered walls. Fitted carpet flooring. Door to bathroom. Original storage cupboards. Doors to three bedrooms.

FAMILY SHOWER ROOM

12'1 x 7'10 (3.68m x 2.39m)

Tunnel groove timber sloping ceiling, exposed stone wall and timber tunnel groove walls. Vinyl flooring. Velux window. Enclosed shower cubicle with electric shower over. Vanity unit with inset wash hand basin and storage cupboards. Bidet, close coupled toilet, radiator. Wooden door to attic storage storage.

BEDROOM THREE

13'3 x 11'1 (4.04m x 3.38m)

Textured ceiling, papered walls, fitted carpet flooring. UPVC double glazed window overlooking the front with sea views across Barry Island and Parade Gardens. Wall mounted radiator.

BEDROOM FOUR

14'1 x 12'1 (4.29m x 3.68m)

Plastered ceiling, papered walls, fitted carpet flooring. UPVC double glazed window overlooking the rear garden. Wall mounted radiator.

BEDROOM FIVE

13'10 x 7'9 (4.22m x 2.36m)

Textured ceiling, papered walls, fitted carpet flooring. UPVC double glazed window overlooking the front with sea views across The Old Harbour and Parade Gardens. Wall mounted radiator.

REAR GARDEN

Fully enclosed garden with stone walls. Level with paved patio and flower beds with mature shrubbery. Large double gate leading to the rear lane. Storage out house.

COUNCIL TAX

Council tax band

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PROCEEDS OF CRIME ACT 2002

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TENURE

