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## 21 The Parade, Barry CF62 6SE £578,000 Freehold

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

A stunning, Victorian three storey mid terraced property that has been much loved by its present sellers and viewing is highly recommended. This spacious family home offering versatile living and providing six bedrooms and benefiting from panoramic harbour and sea views across the Bristol Channel. Ideally situated in the sought after West end of Barry. In close proximity to the Knap, Pebble Beach, lakeside cafés and Romilly Park. In walking distance of High Street thoroughfare and Barry train station providing links to Cardiff and Bridgend.

Accommodation comprising; Entrance hallway. Spacious living area, dining area and opening into Kitchen/breakfast room. Shower facility and utility area. To the first floor:- Living room/bedroom with an enclosed balcony and benefits from panoramic sea views, two further bedrooms and family bathroom. To the 2nd floor, two further bedrooms and a study/dressing area. To the front, a walled fore courted area with established shrubbery. To the rear, an enclosed garden with paved patio area and steps ascending to a level lawn. The property benefits from many original features, gas central heating and UPVC double glazing.





## FRONT

Enclosed court yard with established shrubbery. Storm porch with composite front door opening to the entrance hallway.

## HALLWAY

Papered ceiling with traditional coving, corbels and Victorian flooring. Traditional wooden doors to all ground floor rooms. Stairs rising to the first floor.

## LIVING ROOM

16'0 x 15'3 (4.88m x 4.65m)

Papered ceiling with traditional coving, plastered walls with picture rails. Exposed floorboards. Traditional feature fireplace with timber surround. UPVC double glazed bay windows. Radiator.

## DINING ROOM

13'5 x 13'0 (4.09m x 3.96m)

Papered ceiling with coving and picture rails. Plastered walls. Exposed stone wall. UPVC French doors opening to the side aspect. Exposed floorboards.

## SHOWER ROOM

6'7 x 4'6 (2.01m x 1.37m)

Plastered ceiling, plastered walls with tiles. Tiled flooring. UPVC window to the aspect. Shower cubicle with electric shower over. Close coupled toilet. Wash hand basin. Towel rail heater.

## KITCHEN & BREAKFAST ROOM

21'6 x 11'5 (6.55m x 3.48m)

Kitchen comprising wall mounted units and base units with solid wooden butcher block work surface. Integrated induction hob, electric hob and grill. Integrated dish washer and 70/30 fridge freezer. Central island with storage units. Tiles to flooring. Space for dining suite. Feature stone walls exposed. UPVC double glazed windows to the side aspect. Wooden door to utility area.

## UTILITY ROOM

13'7 x 8'3 (4.14m x 2.51m)

Plastered ceiling and walls. Plumbing for washing machine and space for tumble dryer. UPVC double glazed windows and door to rear aspect.

## FIRST FLOOR

### LANDING

Plastered ceiling and walls. Split level with fitted carpet flooring. Wooden balustrades. Doors to bedrooms, living room and family bathroom. Stairs rising to the second floor. Loft access.

### LIVING ROOM/BEDROOM

18'11 x 13'4 (5.77m x 4.06m)

Papered ceiling with traditional coving. Period cast iron fireplace. Papered walls. Fitted carpet flooring. UPVC double glazed doors opening to the enclosed balcony. Radiator.

### ENCLOSED BALCONY

Enclosed balcony with stainless steel balustrade and glass inserts. Panoramic sea views across the Old Harbour and Bristol channel.

### BEDROOM ONE

16'0 x 11'8 (4.88m x 3.56m)

Plastered ceiling, plastered walls and feature exposed stone wall. UPVC double glazed window to the rear aspect. Fitted carpet flooring. Radiator.

### BEDROOM TWO

13'10 x 12'0 (4.22m x 3.66m)

Papered ceiling, plastered and papered walls. Fitted carpet flooring. UPVC double glazed window to the side aspect. Radiator.

### FAMILY BATHROOM

10'8 x 8'0 (3.25m x 2.44m)

Plastered ceiling, plastered walls with part tiles. Tiled flooring. UPVC double glazed window to the side aspect. P-shaped bath with shower over. Close coupled toilet. Wash hand basin. Wall mounted combination boiler enclosed to cupboard. Vertical radiator.

### SECOND FLOOR LANDING

Plastered ceiling and walls with exposed stone feature wall. Fitted carpet flooring. Wooden doors to bedrooms. Large storage cupboard. Loft access.

### BEDROOM THREE

13'10 x 12'0 (4.22m x 3.66m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the rear aspect. Radiator.

### BEDROOM FOUR

14'4 x 12'0 (4.37m x 3.66m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the front aspect with sea views across the Bristol channel. Radiator.

### DRESSING AREA/BEDROOM

11'0 x 6'5 (3.35m x 1.96m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the front aspect with sea views across the Bristol channel. Radiator.

### REAR GARDEN

A enclosed rear garden with paved patio areas, steps leading to a level lawn with mature shrubbery. Storage shed. Gate to lane access. Outside tap and power point.

### COUNCIL TAX

Council tax band G.

### 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

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

### TENURE

We have been advised that the property is freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

#### 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	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

