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## 31 Marine Drive, Barry CF62 6QP Chain Free £750,000 Freehold

4 BEDS | 2 BATH | 2 RECEPT | EPC RATING D

With panoramic and far reaching sea views across the Bristol Channel and towards Flat Holm and Steep Holm, the property also enjoys views to The Knap and Romilly Park.

This impressive detached family home is located in the most sought after Garden Suburb area of Barry. Beautifully presented throughout, viewing is essential to appreciate all it has to offer. Situated at the edge of Porthceri Country Park it also provides easy access to beaches and beautiful country side walks.

The accommodation briefly comprises porch, entrance hall, sitting room, generously sized living room/dining room, kitchen breakfast room and a utility/wet room. To the first floor, four bedrooms and family bathroom. Main bedrooms benefit from the far reaching sea views. To the front: paved driveway provides ample off road parking and leads to a detached garage, and laid lawn with established shrubbery and paved pathways around the perimeter of the property. To the rear: paved patio areas, landscaped lawns with mature shrubbery.

The property benefits from gas central heating and UPVC double glazing throughout.



## FRONT

Paved driveway providing parking for up to three vehicles. Laid to lawn with established shrubbery. Pathway leading to the front porch. Access to garage. UPVC double glazed stained glass front door opening to entrance porch.

## ENTRANCE PORCH

7'9 x 4'8 (2.36m x 1.42m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC side panel windows overlooking the front with far reaching sea views. UPVC opaque glass door opening to hallway.

## HALLWAY

Papered ceiling with coving. Plastered walls. Fitted carpet flooring. Wooden staircase with wrought iron spindles and fitted carpet runner rising to the first floor. Wooden glass panel windows to all rooms. Radiator. Built in cupboard providing ample room for storage.

## SITTING ROOM

12'11 x 10'7 (3.94m x 3.23m)

Papered ceiling with coving, plastered walls, fitted carpet flooring. UPVC double glazed windows to the side and front aspect with far reaching sea views. Radiator.

## LIVING/DINING ROOM

33'8 x 11'10 (10.26m x 3.61m)

Papered ceiling with coving. Plastered walls. Fitted carpet flooring. UPVC double glazed window overlooking the front garden with panoramic sea views across the Bristol Channel and views across the Old Harbour and Knap. Radiators. Feature fireplace with stone surround and marble hearth. UPVC double glazed French doors opening to the rear garden.

## KITCHEN/BREAKFAST ROOM

21'11 x 12'8 (6.68m x 3.86m)

Plastered ceiling and plastered walls. Tiled effect vinyl flooring. UPVC double glazed window and door to the side aspect. UPVC double glazed French doors opening to the rear garden. Kitchen comprises of wall units, base units, work surfaces over. Stainless steel sink with mixer tap and draining board. Neff integrated electric oven, grill and inset induction hob with extractor above. Space for fridge/freezer. Space for dishwasher. Spacious dining area.

## UTILITY/WET ROOM

10'1 x 4'11 (3.07m x 1.50m)

Plastered ceiling and tiled walls. Non slip vinyl flooring. UPVC double glazed window opaque overlooking the rear. Plumbing for washing machine and space for tumble drier. Electric shower. Close coupled toilet. Pedestal wash hand basin with mixer tap. Vertical towel rail heater. Extractor fan. Wall mounted hooks providing a cloakroom area.

## FIRST FLOOR

## LANDING

Papered ceiling with coving and loft access with fixed ladder and fully boarded, the attic also houses a combination boiler. Plastered walls. Fitted carpet flooring. UPVC double glazed window overlooking the front aspect with far reaching sea views across the Bristol Channel and beyond. Doors accessing bedrooms and family bathroom.

## BEDROOM ONE

14'4 x 14'0 (4.37m x 4.27m)

Papered ceiling with coving. Plastered walls. Fitted carpet flooring. UPVC double glazed windows to the side and front aspects. Far reaching sea views across the Bristol Channel and beyond. Radiator. Fitted wardrobes.

## BEDROOM TWO

12'6 x 11'10 (3.81m x 3.61m)

Papered ceiling with coving. Plastered walls. Fitted carpet flooring. UPVC double glazed windows to the front aspects. Far reaching sea views across the Bristol Channel and beyond. Radiator. Fitted wardrobes.

## BEDROOM THREE

12'0 x 8'4 (3.66m x 2.54m)

Papered ceiling with coving. Plastered walls. Fitted carpet flooring. UPVC double glazed windows to the rear aspect. Radiator. Fitted wardrobes.

## BEDROOM FOUR

14'9 x 7'6 (4.50m x 2.29m)

Papered ceiling with coving. Plastered walls. Fitted carpet flooring. UPVC double glazed windows to the rear aspect. Radiator.

## FAMILY BATHROOM

10'10 x 4'8 (3.30m x 1.42m)

Papered ceiling with inset spotlighting. Tiled walls and flooring. UPVC opaque glass window to the rear aspect. Vanity wash hand basin and w.c. Shower cubicle with sliding glass shower screen and mains operated shower over. Vertical towel rail heater. Extractor fan and shaver points.

## REAR GARDEN

A fully enclosed and private rear garden with landscaped lawns, mature shrubbery and patio areas. Access to the garage via a UPVC door. Outside lighting and tap.

## GARAGE

Large garage with power and lighting throughout. Electric Up and over door.

## 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.

## PHOTOGRAPH DISCLAIMER

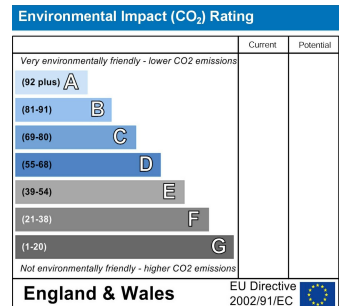
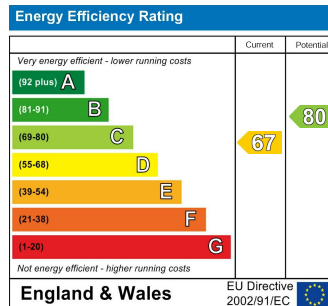
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## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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.



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