



47 The Parade, Barry CF62 6SF Offers In The Region Of £595,000

3 BEDS | 1 BATH | 3 RECEPT | EPC RATING D

****NO CHAIN**** Nestled in the charming area of The Parade in Barry, this delightful detached family home offers an exceptional living experience with stunning panoramic sea views across the Bristol Channel. The property boasts three well-proportioned bedrooms, making it an ideal choice for families seeking comfort and space. Situated just a short stroll from the picturesque Knap Beach and the vibrant Barry Island, this property is perfectly positioned for those who appreciate coastal living. The Parade gardens nearby offer a lovely green space for leisurely walks or picnics, enhancing the appeal of this wonderful location.

As you enter this inviting residence, you will find three spacious reception rooms that provide ample room for relaxation and entertainment. The fitted kitchen is both functional and stylish, perfect for preparing meals while enjoying the beautiful surroundings. The home is designed to maximise the breathtaking views, allowing natural light to flood the living spaces.

This detached house presents a rare opportunity for prospective buyers. With its prime location, generous living space, and stunning views, this property is not to be missed. Whether you are looking for a family home or a seaside retreat, this residence promises a lifestyle of comfort and beauty.



FRONT

A spacious frontage with paved patio areas and flower beds with mature shrubbery. Sea views across the Bristol channel and beyond. Side access leading to the rear. UPVC double glazed front door opening to entrance porch.

Entrance Porch

Traditional tiled flooring, UPVC double glazed windows surrounding. Wooden glazed door opening to hallway.

Hallway

16'6 x 6'1 (5.03m x 1.85m)

Papered ceiling with coving, papered walls, wooden flooring and radiator wall mounted. Staircase with fitted carpet and storage. Wooden doors to living room, dining room and doorway opening to kitchen.

Living Room

17'2 x 12'2 (5.23m x 3.71m)

Papered ceiling with coving, papered walls and wall lighting. Wooden parquet flooring. UPVC double glazed windows overlooking the front with panoramic sea views across the Bristol channel and views across the parade gardens. Gas fireplace in situ with marble surround and hearth. Radiator. Glazed panel windows and door opening to sitting room.

Sitting Room

15'5 x 8'2 (4.70m x 2.49m)

Sloping plastered ceiling with inset spotlighting. Plastered walls and laminate flooring. UPVC double glazed windows and French doors overlooking the rear garden. Door opening to W.C cloakroom.

W.C/Cloakroom

Papered ceiling and walls with ceramic tiles. Carpet flooring. Wall mounted wash hand basin. Close coupled toilet.

Dining Room

16'6 x 11'5 (5.03m x 3.48m)

Papered ceiling with coving, plastered walls with wall lighting. Wooden parquet flooring. UPVC double glazed windows with panoramic sea views across the Bristol channel and beyond. Views across the parade gardens. Radiator.

Kitchen

11'7 x 11'2 (3.53m x 3.40m)

A fully fitted kitchen with a selection of wall units, base units and laminate worksurfaces over. Fitted electric oven and grill. Integrated four ring gas hob with extractor fan above. Sink with mixer tap. Plumbing for wash hand basin and dish washer. Pantry storage with shelving. UPVC double glazed windows overlooking the rear garden.

FIRST FLOOR

Landing

17'3 x 6'1 (5.26m x 1.85m)

Papered ceiling with coving, papered walls, fitted carpet flooring. Wooden balustrade. Doors to bedrooms, family bathroom and separate w.c. UPVC double glazed window overlooking the rear garden. Glazed door to sun room.

Sun Room

8'0 x 6'1 (2.44m x 1.85m)

Polystyrene tiled ceiling, fitted carpet flooring. UPVC double glazed windows overlooking the front with panoramic sea views across the Bristol channel and beyond.

Bedroom One

18'2 x 11'3 (5.54m x 3.43m)

Papered ceiling with coving, papered walls, fitted carpet flooring. Fitted wardrobes. UPVC double glazed windows overlooking the front with panoramic sea views across the Bristol channel and the parade gardens. Radiator. Further UPVC double glazed window overlooking the rear garden.

Bedroom Two

14'4 x 11'1 (4.37m x 3.38m)

Papered ceiling with coving, papered walls, fitted carpet flooring. Radiator. UPVC double glazed windows overlooking the front with sea views across the Bristol channel. Radiator.

Bedroom Three

11'7 x 8'9 (3.53m x 2.67m)

Papered ceiling with coving, papered walls, fitted carpet flooring. Radiator. Storage cupboard. UPVC double glazed window overlooking the rear.

Family Bathroom

11'4 x 5'3 (3.45m x 1.60m)

Plastered ceiling with inset spotlighting. Plastered walls with ceramic tiles. Vinyl flooring. UPVC double glazed window overlooking the side aspect. Corner bath with mixer tap and seating. Double shower cubicle with sliding glass shower screen. Mains operated shower over with mixer tap. Vanity wash hand basin with storage. Towel rail heater.

W.C

4'4 x 2'8 (1.32m x 0.81m)

Papered ceiling, papered walls with ceramic tiles. Tiled flooring. Vanity toilet with storage. UPVC double glazed window.

REAR GARDEN

A fully enclosed and private rear garden with brick walls surrounding. Paved patio areas, flower beds with established shrubbery. Gate leading to lane access. Access to garage with power and lighting and door opening to lane.

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

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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.

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		
		75
	61	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



www.ninaestateagents.co.uk

