



43 The Parade, Barry CF62 6SF £525,000 Freehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING

Nestled in the desirable West End of Barry, The Parade presents a splendid semi detached property that is perfect for families seeking both comfort and convenience. This spacious home boasts three well-proportioned bedrooms, including a master suite with an en-suite shower room, ensuring ample space for relaxation and privacy. The property features two inviting reception rooms, ideal for entertaining guests or enjoying family time, along with a modern kitchen with integrated appliances and a utility room that enhance the practicality of daily living.

As you enter, you are greeted by a generous hallway adorned with original wood block flooring, leading seamlessly into the living room and dining area with the continuation of the original flooring.

Ascend to the first floor, where a light and airy landing connects the bedrooms and a family bathroom, while bedroom three benefits from access to a balcony with breath-taking panoramic views across the Bristol Channel and the old harbour.

The property is further complemented by an enclosed rear garden, perfect for outdoor activities or simply unwinding in the fresh air. Additionally, off-road parking is available for one vehicle, accessed via side gates onto Clement Place.

With UPVC double glazed windows and gas central heating throughout, this home ensures comfort in all seasons. Its prime location places you within walking distance of the charming Knap, Pebble Beach, lakeside cafés, and Romilly Park, as well as the bustling High Street shops and Barry train station, providing excellent transport links to Cardiff and Bridgend. This property is a rare find, offering a harmonious blend of modern living and stunning natural beauty.



FRONT

Enclosed front garden, laid paved area and pathway. Laid decorative slate. Planted established shrubbery. Composite front door leading to entrance porch. Side access to rear.

Entrance Porch

2'08 x 6'01 (0.81m x 1.85m)

Smoothly plastered ceiling, porcelain tiled walls and flooring. Composite front door with obscured glass insert and side windows. Wood framed door with original stained glass insert leading through to the entrance hallway.

Entrance Hallway

6'05 x 13'10 (1.96m x 4.22m)

Smoothly plastered ceiling with coving, smoothly plastered walls with dado rail. Original wood block flooring. Wall mounted radiator. Wood framed door and side windows with stained glass insert to entrance porch. Wood panelled doors with glass insert leading through to the living room, dining room. A further wood framed door with glass insert leading to kitchen. Access to under stairs storage. Fitted carpet staircase leading to the first floor landing.

Living Room

13'11 x 14'07 (4.24m x 4.45m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Original wood block flooring. Wall mounted radiator. UPVC double glazed bay window to front with uninterrupted channel views and views of the old harbour. Bespoke fitted shutters. Decorative fireplace. Wood framed door with glass insert leading through to the entrance hallway. Through opening to dining room.

Dining Room

12'00 x 13'05 (3.66m x 4.09m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Original wood block flooring. UPVC double glazed French doors leading to the rear garden. Through opening to living room. Wood framed door with glass insert leading through to the entrance hallway.

Kitchen

8'01 x 9'11 (2.46m x 3.02m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Porcelain tiled splashbacks. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window to rear and side elevations Through opening via one step into utility area. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Integrated induction hob. Stainless steel cooker hood. Integrated double oven. Integrated dishwasher. Wall mounted combination boiler.

Utility Area

4'02 x 6'00 (1.27m x 1.83m)

Smoothly plastered ceiling, ceramic tiled walls and flooring. UPVC double glazed windows to the side and rear elevation. Space for washing machine. space for fridge /freezer.

FIRST FLOOR

First Floor Landing

7'00 x 10'03 (2.13m x 3.12m)

Smoothly plastered ceiling with coving and loft access, smoothly plastered walls. Wood laminate flooring. UPVC double glazed window to the side elevation. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom.

Bedroom One

13'04 x 13'06 (4.06m x 4.11m)

Smoothly plastered ceiling, smoothly plastered walls with picture rail. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with bespoke fitted shutters. Wood panelled door leading to an en-suite shower room. Built-in wardrobe.

En-Suite Shower

3'06 x 6'02 (1.07m x 1.88m)

Smoothly plastered ceiling, aqua panelled walls with vent extractor. Laminate flooring. Double shower with electric shower overhead. Vanity wash hand basin. Vanity toilet.

Bedroom Two

11'00 x 14'07 (3.35m x 4.45m)

Smoothly plastered ceiling, smoothly plastered walls with picture rail. Laminate flooring. Wall mounted radiator. UPVC double glazed bay window with bespoke fitted shutters with uninterrupted views across the channel and over the old harbour. Wood panelled door leading through to the first floor landing. Built-in wardrobes.

Bedroom Three

8'03 x 9'00 (2.51m x 2.74m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the side elevation with bespoke fitted shutters. UPVC double glazed door leading out to the balcony with views over the channel and old harbour.

Bathroom

5'10 x 6'08 (1.78m x 2.03m)

Smoothly plastered ceiling with inset lights and vent extractor and rainfall showerhead, sandstone ceramic tiles to walls and flooring. Under floor heating. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. Vanity wash hand basin, close coupled toilet. Double shower with thermostatic controlled shower over. Wood panelled door leading through to the first floor landing.

REAR

Enclosed rear garden with gated access and driveway accessed from Clement road. Paved patio area with French doors leading to dining room. Planted established shrubbery with laid bark borders. The garden also benefits from planted fruit trees. A summer house is located at the end of the garden. Side access to front.

COUNCIL TAX

Council tax band F

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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.

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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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