

Marine Drive

BARRY, CF62 6QN

GUIDE PRICE £300,000

**Hern &
Crabtree**



Marine Drive

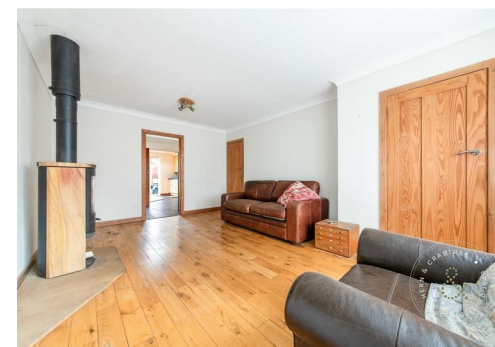
Set along the ever-popular Marine Drive, the knap in Barry, this charming two bedroom end-terrace home enjoys a prime position within one of Barry's most sought-after locations.

The property offers a thoughtfully arranged and well-balanced layout, beginning with a welcoming entrance hall that leads through to the living room with log burner stove. To the rear, a large kitchen/diner provides a practical yet sociable hub of the home, complemented by an inner hall and convenient cloakroom.

To the first floor, the accommodation continues with two well-proportioned bedrooms, each offering comfortable and flexible living space ideal for couples, small families or those seeking a home office or guest room. A neatly appointed family bathroom completes the first-floor layout.

One of the standout features of this home is the large garden, extending to both the rear and side elevations. Predominantly laid to lawn, it offers excellent potential for outdoor entertaining, family use or further landscaping. A garage to the rear adds valuable storage or parking, while the front forecourt garden provides off-road parking.

Perfectly positioned, the property is within easy reach of a wonderful array of amenities including, the knap, Porthkerry park, Romilly park, Barry Island, Goodsheds & the waterfront development and the highly popular West End of Barry.



952.00 sq ft

Front

Front forecourt garden. Paved path. Stone chippings. Mature shrubs. Space for off road parking.

Entrance Hall

Enter via a double glazed door to the front elevation. Coved ceiling. Wooden flooring. Radiator. Stairs rise up to the first floor.

Lounge

Double glazed window to the front elevation. Coved ceiling. Wooden flooring. Log burner with tiled hearth. Radiator. Under stairs storage cupboard.

Kitchen/Diner

Double glazed French doors to the side elevation. Double glazed French doors and windows to the rear elevation. Two double glazed skylight windows. Coved ceiling. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Stainless steel one bowl sink. Integrated five ring gas hob with tiled splashback and cooker hood over. Integrated oven. Plumbing for washing machine. Space for fridge freezer. Squared off archway. Part tiled flooring. Part wooden flooring. Radiator.

Inner Hall

Double glazed door to the side elevation. Tiled flooring. Fitted shelving.

Cloakroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Wooden flooring.

Landing

Stairs rise up from the entrance hall. Wooden bannister. Coved ceiling. Loft access hatch. Fitted linen cupboard.

Bedroom One

Double glazed window to the front elevation. Coved ceiling. Radiator. Fitted wardrobe.

Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Radiator. Fitted wardrobe.

Bathroom

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Vanity unit. Shower quadrant with fitted shower and wet wall panelling. Vinyl flooring. Heated towel rail.

Garden

Enclosed rear garden. Paved patio. Stone chippings. Grass lawn. Mature shrubs and trees. Greenhouse. Access to the rear garage.

Garage

Up and over roller door. Door leading to the rear garden.

Additional Information

Solar panels. Freehold. Council Tax Band D (Vale of Glamorgan). EPC rating C

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	79	
(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



Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.