



8 Clive Place, Barry CF62 5XB Offers In The Region Of £225,000

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated in the charming area of Clive Place, Barry, this delightful terraced house presents a rare opportunity to acquire a two-bedroom home with stunning panoramic sea views across Flat Holm, Steep Holm, and the picturesque Barry waterfront. The property boasts a well-appointed reception room, perfect for relaxation and entertaining, alongside a modern fitted kitchen that caters to all your culinary needs.

The contemporary family shower room adds to the appeal, ensuring convenience and comfort for residents and guests alike. One of the standout features of this property is the additional land beyond the rear boundary, which offers exciting potential for expansion or the installation of a garage, subject to planning permission.

This home is not only a wonderful living space but also a canvas for your future aspirations. With its enviable location and breathtaking views, it is a rare find in the market. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Do not miss the chance to make this charming house your new home.



FRONT

The property is flush-fronted with a Wooden double-glazed front door that opens into a storm porch.

ENTRANCE HALLWAY

The porch has a textured ceiling with coving, timber panelling, and fitted carpet. A glass panel door leads to the entrance hallway, which features a textured ceiling with traditional coving, plastered walls, original floorboards, and a wall-mounted radiator. Carpeted stairs with a wooden balustrade rise to the first floor.

LIVING/DINING ROOM

22'2 x 15'5 (6.76m x 4.70m)

Textured ceiling with traditional coving, plastered walls, and original floorboards. UPVC double-glazed windows overlook both the front and rear. The space includes feature fireplaces and under-stairs storage with plumbing for a washing machine. Two wall-mounted radiators. A door with steps leads up to the kitchen.

KITCHEN

10'1 x 8'1 (3.07m x 2.46m)

Smoothly plastered ceilings and walls with tile flooring. UPVC double-glazed French doors open to the rear garden. It includes wall-mounted and base units with laminate work surfaces, a composite one-and-a-half sink with a mixer tap, a wine chiller, an integrated dishwasher, fridge/freezer, and an electric oven and hob with an extractor fan. The kitchen is also equipped with several chrome-finished sockets, a wall-mounted radiator.

FIRST FLOOR

LANDING

The first floor landing features a smoothly plastered ceiling and walls, with fitted carpet flooring. From here, wooden doors provide access to the bedrooms, and steps lead down to the family bathroom. A carpeted staircase rises to the second-floor loft room.

BEDROOM ONE

15'2 x 11'1 (4.62m x 3.38m)

The first bedroom has a textured ceiling, textured walls, and fitted laminate flooring. It includes two UPVC double-glazed windows facing the front and a wall-mounted radiator.

BEDROOM TWO

10'7 x 10'2 (3.23m x 3.10m)

Features a textured ceiling, papered walls, and fitted laminate flooring. A UPVC double-glazed window overlooks the rear garden, offering views across Barry Waterfront, the Bristol Channel, Flat Holm, and Steep Holm. It is also fitted with a wall-mounted radiator.

FAMILY BATHROOM

9'9 x 8'3 (2.97m x 2.51m)

Smoothly plastered sloping ceiling, plastered walls, and tiled flooring. A UPVC double-glazed obscure glass window overlooks the rear garden. The suite includes an enclosed close-coupled toilet, a vanity wash-hand basin with a mixer tap and storage, and a triple shower cubicle with a glass screen and a mains-operated shower. The room also contains a wall-mounted radiator and a door to an airing cupboard housing a newly installed Worcester combination boiler.

SECOND FLOOR

LANDING

The second-floor landing has a plastered ceiling with inset spotlights and a double-glazed window. A storage cupboard and a door lead into the loft area.

LOFT AREA

The loft room is a 'blank canvas' that has been plaster-boarded and features inset spotlights, several new sockets, eave storage, and a Velux double-glazed window to the rear. This window provides panoramic views of Barry Waterfront and the Bristol Channel, including Flat Holm and Steep Holm. There is potential to convert this space into a third bedroom, subject to regulations and planning consent.

REAR GARDEN

Paved steps with a wrought iron balustrade lead down to a level rear garden featuring a paved patio area, artificial grass, and feather-edged timber fencing. There is space for a garden shed, along with outside lighting and a tap. The property also includes additional land beyond the rear boundary, which offers potential for expansion or the installation of a garage, subject to planning permission.

COUNCIL TAX

Council tax band C.

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

