



## 6 Mcquade Place, Barry CF62 5UR £269,950 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING D

Nestled in the charming Mcquade Place on Barry Island, this beautifully presented semi-detached house offers a delightful blend of comfort and stunning views over the old Harbour and the Bristol Channel. The property is conveniently located within walking distance of Barry Island train station, providing easy access to Cardiff and Bridgend, while local shops and schools are just a stone's throw away.

Upon entering, you are greeted by a spacious hallway that leads into an open-plan living and dining room, where the picturesque channel views can be enjoyed. French doors open onto the rear garden. The ground floor also features a modern, well-equipped kitchen with integrated appliances, a utility area, and a convenient w.c. cloakroom.

As you ascend to the first floor, you will find three generously sized double bedrooms, each offering ample space and natural light. The family bathroom is also located on this level, ensuring convenience for all.

The rear garden is a standout feature of this property, being larger than average and thoughtfully designed with a mix of laid lawn and Astro turf. A decked terrace area provides an ideal space for outdoor furniture, perfect for entertaining or relaxing in the sun. At the back of the garden, a raised patio area, adorned with a charming pergola, offers a serene retreat.

With UPVC double glazing and gas central heating throughout, this home is not only aesthetically pleasing but also practical for modern living. This property is a wonderful opportunity for those seeking a family home in a desirable location, combining the beauty of coastal living with the convenience of nearby amenities.



## FRONT

Front garden with laid to lawn, raised decked area with views of the channel and over the old harbour. Planted established shrubbery. Steps ascending to a UPVC double glazed front door. Further area with planted established shrubbery and a UPVC double glazed door leading to the utility room and through to the rear garden.

## Entrance Hallway

6'04 x 7'10 (1.93m x 2.39m)

Smoothly plastered ceiling, smoothly plastered walls. LVT flooring. UPVC double glazed window to the side elevation. UPVC double glazed front door with obscured glass insert. Wood panelled door leading through to living / dining room. Fitted carpet staircase rising to the first floor. Through opening to a modern fitted kitchen. Built in storage.

## Dining Room

10'10 x 14'05 (3.30m x 4.39m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with far-reaching channel views and views over the old harbour. Wood panelled door leading through to the entrance hallway. Through opening to living room.

## Living Room

10'01 x 11'01 (3.07m x 3.38m)

Textured ceiling with coving, smoothly plastered walls. Continuation of wood laminate flooring. UPVC double glazed French doors to the rear elevation & leading out to the rear garden. Through opening to dining area.

## Kitchen

9'08 x 12'07 (2.95m x 3.84m)

Textured ceiling, papered walls. LVT flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood framed door with glass insert leading through to utility area. Modern fitted kitchen comprising of wall and base units with plinth lighting. Wood laminate worktops. Porcelain metro tiled splash backs. Stainless steel sink. Integrated gas hob, integrated oven. Stainless steel cooker hood. Integrated dishwasher. Integrated fridge / freezer. Through opening to entrance hallway.

## Utility Room

8'07 x 10'11 (2.62m x 3.33m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed door with obscured glass insert and skylight to the front. A further UPVC double glazed patio door with obscured glass insert leading to the rear garden. Wood panelled door leading to W.C. cloakroom. Tower and base units. Wood laminate worktop. Integrated washing machine. Wall mounted combination boiler. Wood framed door leading through to the kitchen.

## W.C Cloakroom

3'10 x 4'02 (1.17m x 1.27m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Vinyl flooring. Wall mounted radiator. Pedestal wash hand basin. Porcelain tiled splashback. Close coupled toilet. UPVC double glazed window with obscured glass insert to the rear. Wood framed door via one step leading to utility room.

## FIRST FLOOR

### First Floor Landing

6'06 x 8'04 (1.98m x 2.54m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window with integrated blinds to the side elevation. Fitted carpet staircase rising from the ground floor. Wood framed doors leading to bedrooms one, two and bedroom three. A further wood framed door leading through to the family bathroom.

### Bedroom One

10'10 x 12'05 (3.30m x 3.78m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with far-reaching channel views and views over the old harbour. Built-in wardrobes. Wood panelled door leading through to the first floor landing.

### Bedroom Two

9'06 x 14'04 (2.90m x 4.37m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear. Wood panelled door leading through to the first floor landing.

### Bedroom Three

7'08 x 11'01 (2.34m x 3.38m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front with far-reaching channel views and views over the old harbour. Access to over stairs storage. Wood panelled door leading through to the first floor landing.

### Family Bathroom

6'04 x 6'05 (1.93m x 1.96m)

Textured ceiling, ceramic tiled walls and flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear. Pedestal wash hand basin, close coupled toilet, bath with electric shower overhead. Wood panelled door leading through to the first floor landing.

## REAR

A Larger than average enclosed rear garden. With laid to lawn, raised decked area leading from the living / dining room via French doors, providing ample room for garden furniture. Paved pathway leads to two further areas of Laid Astro turfed lawn and a patio area with Pergola providing additional areas for furniture. Space for storage sheds. Outside water and power supply. UPVC double glazed patio door leading to utility area.

## COUNCIL TAX

Council tax band C

## DISCLAIMER

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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.

## PHOTOGRAPH DISCLAIMER

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## PROCEEDS OF CRIME ACT 2002

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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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