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6 Marine Drive, Barry CF62 6QN £410,000 Freehold

4 BEDS | 2 BATH | 1 RECEPT | EPC RATING

Situated on the desirable Marine Drive in Barry, this stunning three-storey terraced townhouse offers a perfect blend of modern living and coastal charm. With breath-taking views across the Bristol Channel, this property is ideally situated for those who enjoy leisurely walks to nearby beaches and the picturesque Porthkerry Country Park.

Upon entering, you are welcomed into a spacious entrance porch and hallway that leads to a beautifully appointed kitchen, dining and living area with underfloor heating. This open-plan space is perfect for entertaining, featuring integrated appliances and bi-fold doors that seamlessly connect the indoors to the rear garden. The ground floor also includes a convenient cloakroom. To complete the ground floor is access to an integral garage, which provides partial storage and is equipped with light and power.

The first floor boasts a luxurious master bedroom, complete with stunning views of the Bristol Channel and an en-suite bathroom featuring both a shower and a freestanding bath, perfect for relaxation. The second floor comprises three additional bedrooms, ideal for family living, along with a well-designed family bathroom. From the front of the property, you can enjoy far-reaching sea views that enhance the overall appeal of this home.

Externally, the property features a driveway that accommodates parking for two vehicles, along with an integral garage with electric roller shutter doors that includes a laundry area. The rear garden is designed for low maintenance, offering a delightful space with an area of artificial lawn and a patio, perfect for outdoor gatherings or quiet evenings.

This exceptional townhouse is a rare find, combining modern amenities with a prime coastal location, making it an ideal choice for families or those seeking a tranquil retreat by the sea.



FRONT

Prescrete driveway leading to garage. Composite double glazed front door and floor to ceiling glazed panel into hallway. Access to integral garage via an electric roller shutter door.

Entrance Hallway

5'08 x 9'02 (1.73m x 2.79m)

Smoothly plastered ceiling and walls, ceramic tiled flooring. Stairs rising with Oak newel post and glass balustrading. Door into garage with light, power and electric roller shutter door. Door into kitchen/living. Under floor heating.

Kitchen / Living Room/ Dining

14'9 x 27'1 (4.50m x 8.26m)

Smoothly plastered ceiling and walls with inset spotlights, vaulted ceiling with two Velux windows overlooking the rear. Ceramic tiled flooring. Kitchen comprises:- eye level units and base units with work surfaces over. Integrated eye level electric oven, four burner gas hob with extractor over, integrated microwave, integrated dishwasher. Ceramic two bowl sink with drainer. Aluminium bi fold doors opening into the rear garden.

Cloakroom

2'8 x 6'2 (0.81m x 1.88m)

Smoothly plastered ceiling and walls, continuation of ceramic tiled flooring. Low level w.c. cloakroom wall mounted sink, tiled to splash back.

FIRST FLOOR

First Floor Landing

5'09 x 16'04 (1.75m x 4.98m)

Smoothly plastered ceiling and walls, fitted carpet. Radiator. Stairs rising to 2nd floor and doors to master bedroom.

Master Bedroom

8'9 x 20'0 (2.67m x 6.10m)

Smoothly plastered walls and ceilings. Fitted carpet. Wall mounted radiator. UPVC double glazed windows overlooking front with views across the Bristol Channel towards Steep Holm. Space for wardrobes.

En-Suite

6'9 x 14'8 (2.06m x 4.47m)

Smoothly plastered walls and ceiling, UPVC obscured glazed window toward rear. Close coupled system w.c. Contemporary wash hand basin. Double ended bath with taps over. Walk in shower cubicle with shower off mains. Extractor. Chrome towel radiator.

SECOND FLOOR

Second Floor Landing

5'08 x 8'05 (1.73m x 2.57m)

Smoothly plastered ceiling with inset spotlights and smoothly plastered walls. Velux window overlooking rear. Fitted carpet. Doors to three bedrooms and family bathroom.

Bedroom Two

7'5 x 14'5 (2.26m x 4.39m)

Smoothly plastered ceiling and smoothly plastered walls. Attic hatch. Attic housing combination boiler supplying gas central heating and hot water. Wall mounted radiator. UPVC double glazed window overlooking front with continuation of far-reaching views towards the Channel. Fitted carpets.

Bedroom Three

7'4 x 11'3 (2.24m x 3.43m)

Smoothly plastered ceiling and smoothly plastered walls. Wall mounted radiator. UPVC double glazed window overlooking front. Fitted carpets.

Bedroom Four

6'6 x 14'11 (1.98m x 4.55m)

Smoothly plastered ceiling and smoothly plastered walls. Wall mounted radiator. UPVC double glazed window overlooking rear. Fitted carpets.

Family Bathroom

5'6 x 8'8 (1.68m x 2.64m)

Smoothly plastered ceiling and smoothly plastered walls. A light tunnel providing light. Vinyl flooring. Wall mounted chrome towel radiator. Close coupled low level w.c. Contemporary wash hand basin. Fitted bath with mains pressure shower over. Tiled to splash back.

REAR

Enclosed rear garden, Feather edged fencing surrounding. Laid Astro turfed lawn. Stone paved pathway leading to a stone paved patio area providing ample room for garden furniture. UPVC double glazed Bi-folding doors leading to the living / kitchen / dining area.

GARAGE

8'8 x 10'7 (2.64m x 3.23m)

Space for additional fridge/freezer, washing machine and tumble drier. Built in cabinetry. Electric roller shutter door leading to drive. Wood panelled door leading to the entrance hallway.

COUNCIL TAX

Council tax band D

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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

