Elysium, The Old Harbour

Barry, CF62 5TQ

Price £500,000

HARRIS & BIRT

3 2 1

Elysium: A place or state of ideal happiness. Please contact us for further information. Six apartments including two penthouses all with truly wonderful sea views towards the Exmoor coastline. There are 6 apartments within the development, four, two and three bedroom apartments to the first floor with floating balconies to front and two, spacious and high specification penthouse apartments with private rooftop gardens. There is an abundance of fenestration that provides far reaching views towards the sea and beachfront to the South with views across Barry Athletic Club and The Old Harbour beyond. The apartments will be finished to an extremely high specification and will provide quality, luxury living for potential purchase.

As the name suggests, Elysium, is a conception of heavenly Greek mythology and the apartments will be created with this in mind. The spot is just a seconds walk from the beachfront, and within easy access of the Old Harbour, The Knap, Porthkerry and Romilly Park. Elysium is located in the South West of the town of Barry, a seaside town in the Vale of Glamorgan. It runs along the beachfront, and provides access to various restaurants, and attractions in the area. Some notable landmarks and attractions along Barry Island include the Barry Island Pleasure Park, Barry Island Beach, and the Beach Hut Café. The development sits within a minutes walk of Barry Island Train Station and within close proximity of Barry town centre and all its amenity.

Specification
With an excellent reputation for crafting the finest bespoke residences, Oakwater understand the requirements, and requests, of the modern homeowner and cater accordingly. They create luxury to serve your lifestyle for ease of living.

Kitchen
- Award winning contemporary kitchen from The German Kitchen Company, using the finest German technology and materials
- Industry leading 90cm Bora downdraft hob
- Sleek undermount sink
- Tall pillar tap
- Integrated appliances included
- Intelligent mood lighting

Bathrooms
- Award winning bathroom design by Oakwater Interiors with ultra modern style
- Individually selected wall tiling
- Luxury vinyl floor by Karndean/Amtico
- Feature mirror to WCs and bathrooms
- Contemporary matt black brassware including towel rail
- Ultra low profile shower trays, with slimline shower screens
- Large baths with contemporary design

Heating & Lighting
- Air source heat pump with underfloor heating
- Plumbed in automatic washer/dryer
- Smart thermostatic electric towel rails to bathrooms

Electrical & Security
- Pendant lighting to key feature areas
- Recessed ceiling spotlights to all other areas
- Discrete, hidden shaver sockets to bathrooms
- WiFI extender
- Telephone socket in living rooms
- Minimalist decorative curved sockets and switches. USB sockets to living room, kitchen and master bedroom
- Living room to feature media plate with provision for TV provider
- Mains wired smoke alarms

Fixtures & Fittings
- Low profile skirting and architrave in matt black
- Egyptian cotton painted walls
- Luxury vinyl tile or engineered wood floors
- Composite front door
- Rehau UPVC double glazed windows and doors
- Aluminium bi-fold doors
- Black ironmongery to all internal doors
- Privacy locks to WC and bathrooms
- Contemporary Oak fire doors

External
- Mix of composite cladding, Granosil silicone render and original front stone elevation
- External rockwool dual density insulation board
- Large format dual colour Rehau french doors
- Rehau dual colour windows
- Dual colour aluminium bi-folds to apartments 5 and 6
- Large sea view balconies to front elevation with ambient mood lighting
- Vast, rear roof tops terraces with panoramic Old Harbour views
- HD 150 prodeck decking to balconies
- Bespoke glass balustrades to balconies and rear rooftop terraces
- Optional HD prodeck decking to rear 2nd floor terraces
- Rear terrace mood lighting
- External power to rear terraces
- Bespoke staircase and handrails
- Minimalist rear car park, with architectural planters, allocated parking to each apartment
- Electric rear gates
- Optional 7kw EV charging point

Location
Regular and direct train services from Cardiff Central, several main road links to surrounding towns and easy access to M4 corridor. Cardiff Aiport is juts 4 miles away.

Cardiff itself is one of the UK's fastest growing cities, and has a global reputation for sporting and music events, there is also a hugely regenerated Cardiff Bay area subject to much redevelopment.

Local Information
The iconic 'Merrie Friars' building has stood proudly above the beach at Whitmore Bay for almost a century. One of the earliest buildings to accompany the fairground along the esplanade, its striking Art-Deco infused classical façade in brilliant masonry, contributes to the prominence as a keynote building.

Over the years it has played host as a café, dance hall, gym and amusement arcade with purveyors of fine confectionery delighting the countless visitors. Situated close to Friar's Point on the western side of the beach, there are expansive views across the bay and promenade gardens.

The sensitive restoration will give a commanding refresh to the Merrie Friars building, and as Elysium, the residents will enjoy an impressive internal transformation.

About The Developer
Oakwater Developments are a well renowned, family run, construction business and longstanding client. Aas an established independent company they strive for excellence when creating distinctive style, function, and quality. Whether you desire a subtle, elegant design or a striking ultra-modern intention. Oakwater Developments are an integral part of the Federation of Master Builders, which proves their quality and bespoke nature.

Completion
The apartments are due for completion in early Spring of 2025

Tenure
Leasehold (250 years remaining)

Local Authority
Vale of Glamorgan

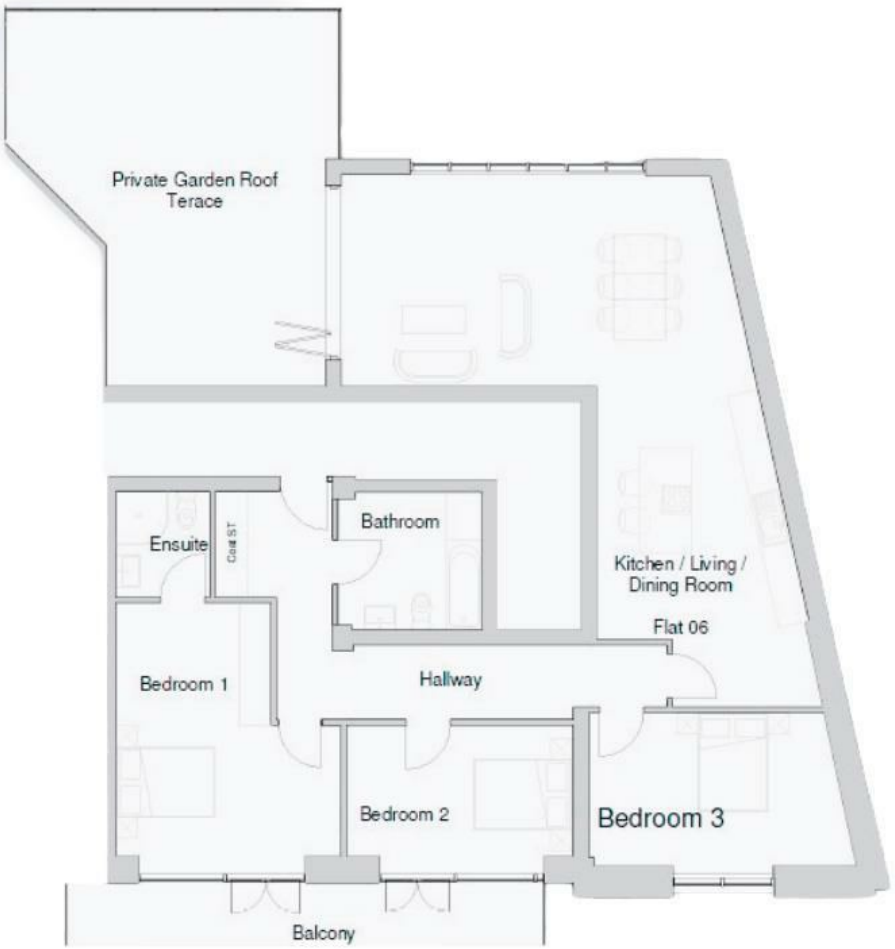
Council Tax Band
To be confirmed. The properties will be banded upon completion.

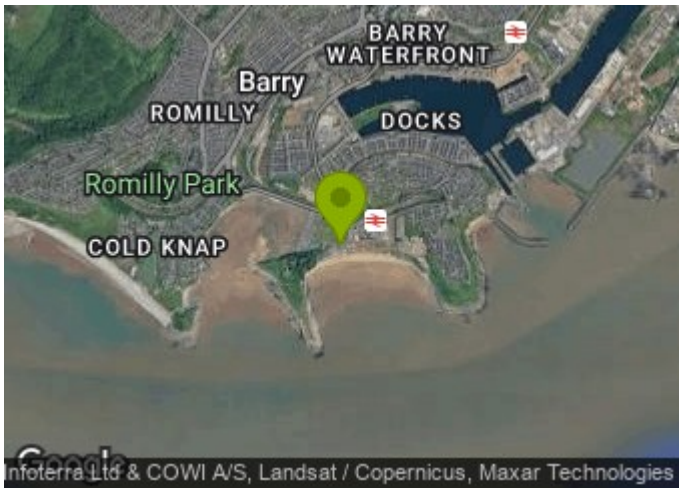
Service Charge
To be confirmed

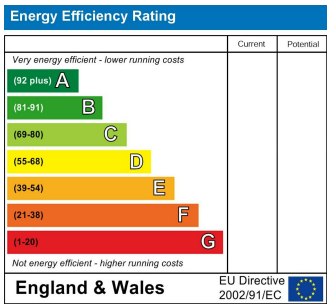
Viewing Arrangements
Please contact our office to arrange viewing, strictly by appointment.

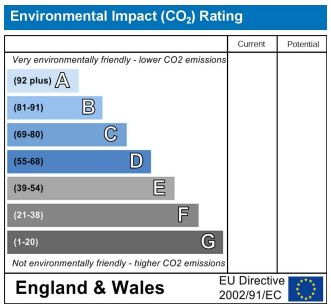
Directions
What3Words: ///burn.waving.moth

From the M4 motorway, leave at Junction 33 and take the A4232 south and exit at Culverhouse Cross. At the roundabout, take the third exit for the A4050 / Port Road signposted Barry and follow through Wenvoe. Continue right on the A4050 / Port Road towards Cardiff Airport. Barry Island / Ynys Y
Barri is well signposted. At the A4055 / Harbour Road entering the Island, turn right at the lights in front of the fairground onto Paget Road, towards the beach.









HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
65 High Street, Cowbridge, CF71 7AF
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507
You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.