



6 Park Avenue, Barry CF62 7RL

£330,000 Freehold

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

Situated on Park Avenue, Barry, this delightful terraced house with panoramic sea views offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere.

The house boasts three generously sized bedrooms, providing ample space for families or those seeking a home office. Each bedroom is designed to be a peaceful retreat, allowing for restful nights and rejuvenating mornings. Additionally, the property features two modern bathrooms, ensuring that morning routines are both efficient and enjoyable.

Situated in a desirable location, this home is within easy reach of local amenities, schools, parks and local beaches making it an excellent choice for families and professionals alike. The vibrant community of Barry offers a variety of shops, cafes, and recreational activities, ensuring that residents can enjoy a fulfilling lifestyle.

This terraced house on Park Avenue presents a wonderful opportunity for those looking to settle in a welcoming neighbourhood. With its spacious living areas, comfortable bedrooms, and convenient location, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.



FRONT

The property on Park Avenue features an elevated forecourt with wrought iron fencing and brick walls. Steps lead to a wooden glazed front door, opening into an entrance porch with a textured ceiling, traditional coving, plastered walls, and Victorian-style tiled flooring. A large wooden glazed door then opens into the main entrance hallway.

Entrance Hallway

18'5 x 5'6 (5.61m x 1.68m)

This area has a textured ceiling with coving and corbels, plastered walls with dado rails, and fitted carpet. A traditional wooden staircase with a fitted carpet leads to the first floor. There is a radiator, under-stairs storage, and doors providing access to the living room, dining room, and kitchen.

Living Room

13'1 x 13'0 (3.99m x 3.96m)

Features include a plastered ceiling with traditional coving, plastered walls with picture rails, and fitted carpet. A UPVC double-glazed bay window at the front offers elevated sea views across the Bristol Channel and views across Barry. The room also contains a wall-mounted radiator.

Dining Room

12'0 x 11'0 (3.66m x 3.35m)

This room has a plastered ceiling, plastered walls with picture rails, and fitted carpet. There are fitted shelving units in the alcoves and a doorway leading into a sunroom. Sunroom: Features a glass roof, single-glazed traditional windows, plastered walls, and a continuation of the fitted carpet. It includes a radiator.

Kitchen

16'3 x 10'3 (4.95m x 3.12m)

The kitchen is appointed with a plastered ceiling, plastered walls with ceramic splashback tiles, and ceramic tile flooring. A UPVC double-glazed window and door open to the side, providing access to the rear garden. The kitchen comprises eye-level and base units, laminate work surfaces, an integrated 50/50 fridge-freezer, an integrated electric oven, and a four-ring gas hob with an extractor fan. There is plumbing for a washing machine, a one-and-a-half sink with a drainer, and a radiator. A wooden door leads to the shower room.

Shower Room

10'2 x 4'3 (3.10m x 1.30m)

This room has a sloping plastered ceiling, plastered walls with ceramic tiling, and tiled flooring. It houses a back-seat combination boiler and has single-glazed wooden framed windows to the side and rear. The suite includes a pedestal wash hand basin, a close-coupled toilet, and a shower cubicle with a mains-operated shower and glass screen. An extractor fan is also present.

FIRST FLOOR

Landing

The first-floor landing has a textured ceiling, plastered walls with dado rails, and fitted carpet flooring. It provides access to the bedrooms and the family bathroom.

Bedroom One

17'3 x 13'4 (5.26m x 4.06m)

This bedroom features a textured ceiling with traditional coving, plastered walls with picture rails, and fitted carpet. A UPVC double-glazed bay window to the front provides elevated sea views across the Bristol Channel and towards Barry. A wall-mounted radiator is included.

Bedroom Two

12'2 x 11'5 (3.71m x 3.48m)

Contains a textured ceiling, plastered walls with picture rails, loft access, and laminate flooring. A UPVC double-glazed window overlooks the rear, and there is a radiator.

Bedroom Three

10'9 x 10'3 (3.28m x 3.12m)

Features a plastered ceiling, plastered walls with picture rails, and fitted carpet. A UPVC double-glazed window overlooks the rear elevation, and the room has a wall-mounted radiator.

Family Bathroom

6'3 x 5'3 (1.91m x 1.60m)

The bathroom has a textured ceiling with loft access, aqua panelling on the walls, and vinyl flooring. The suite includes a bath with a mains-operated shower over, a shower curtain, and mixer taps. There is also a vanity wash hand basin and a close-coupled toilet. A UPVC double-glazed obscure glass window is located on the side aspect.

REAR GARDEN

The property has an elevated, tiered rear garden. The first level is a paved patio, the second features mature shrubbery, and steps rise to a further raised patio area. The garden is enclosed by brick walls, has space for a garden shed, and includes a wooden gate that opens to lane access.

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

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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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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