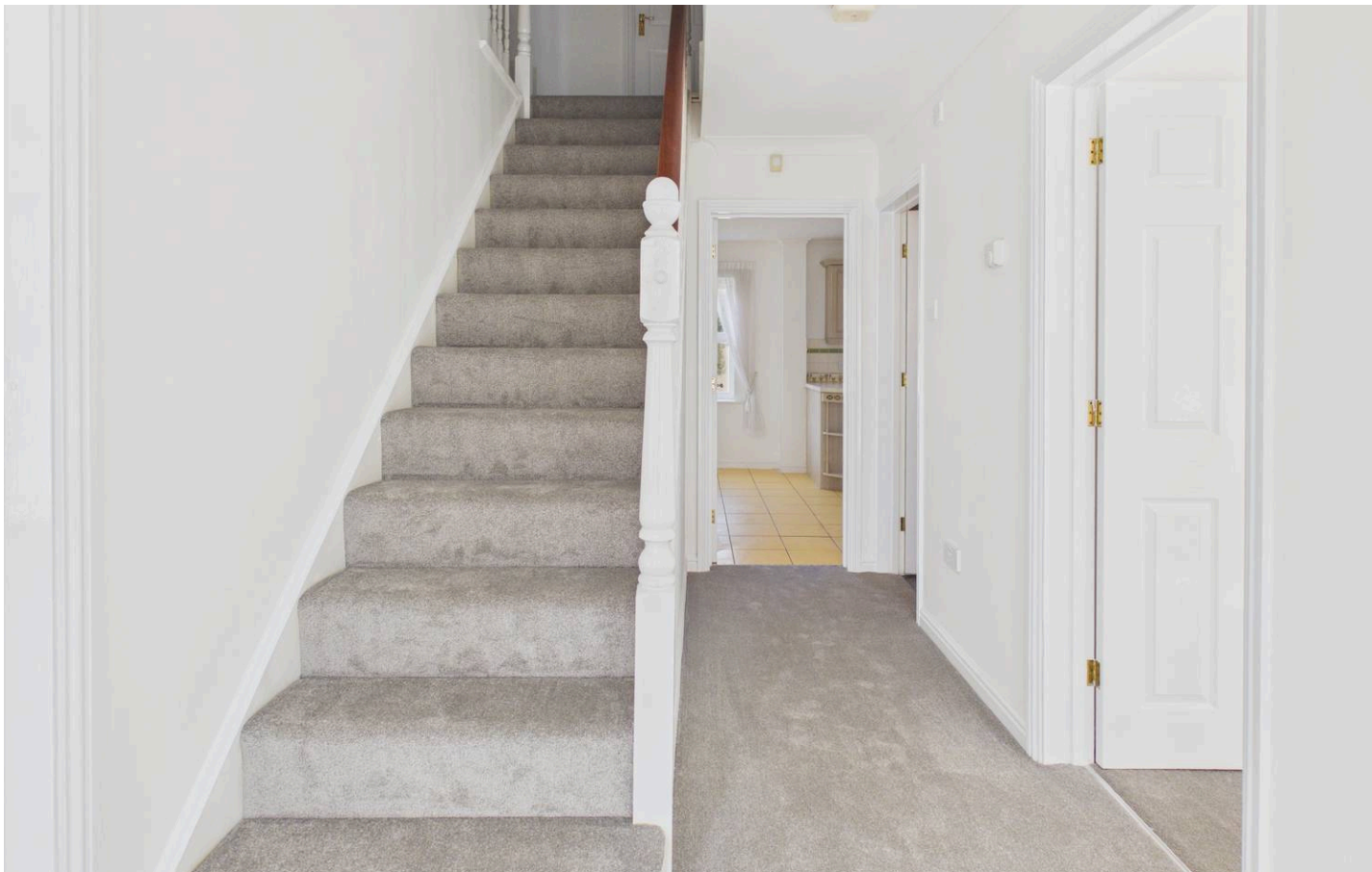




55 Marine Drive, Barry

In Excess of **£610,000**



55 Marine Drive

Barry, Barry

Elegant four bedroom detached home located in the highly sought after Garden Suburb of Barry. Featuring sea glimpses, spacious living areas, a generous garden, double garage and large driveway. Close to top schools and ideal for family living! Recently refurbished and offered with no onward chain!

Council Tax band: G

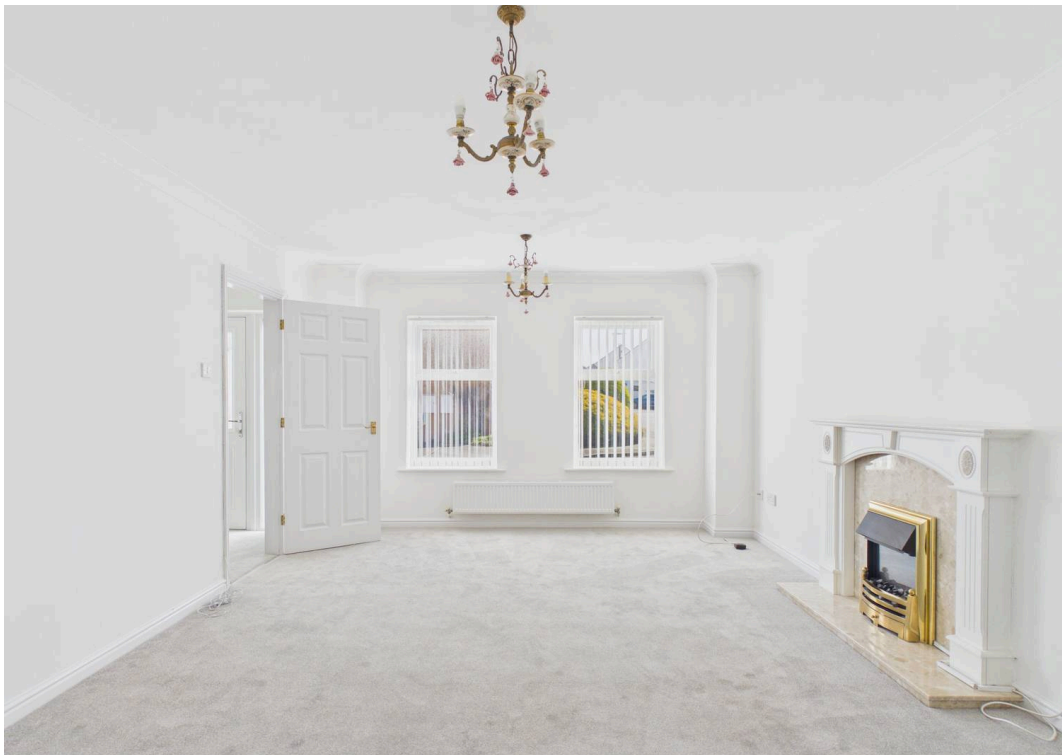
Tenure: Freehold

EPC Energy Efficiency Rating: C

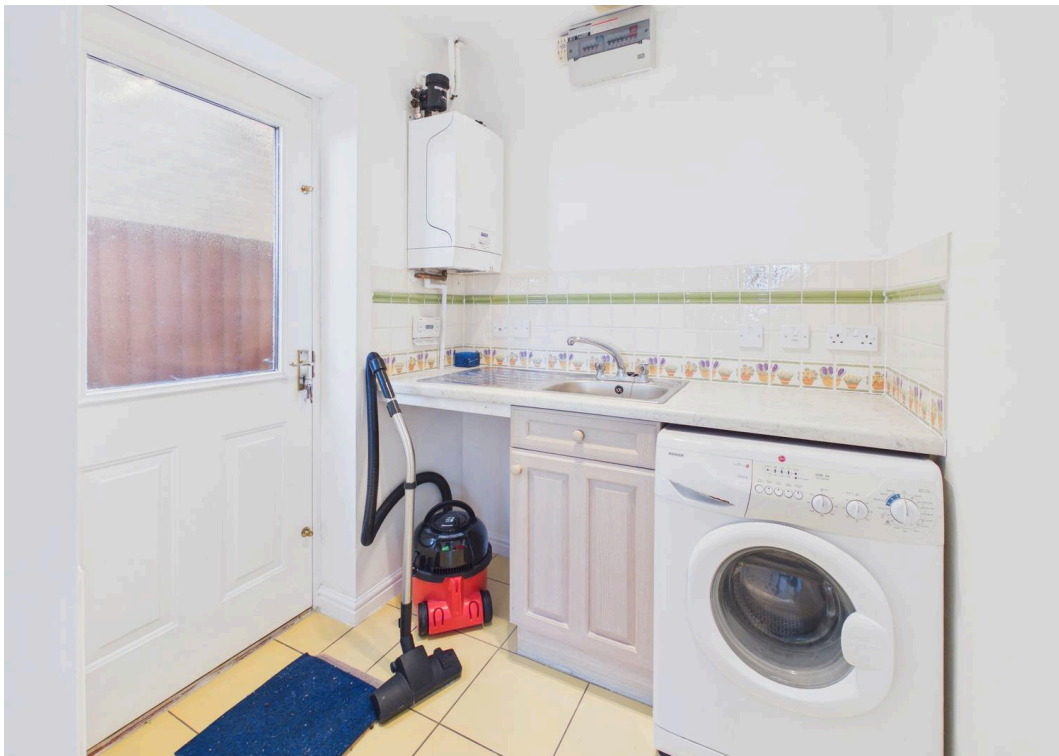
EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- FOUR BEDROOM DETACHED PROPERTY
- LOCATED IN THE HIGHLY SOUGHT AFTER GARDEN SUBURB OF BARRY
- RECENTLY REFURBISHED (NEW CARPETS/VINYL FLOORING, FRESH PAINTWORK THROUGHOUT)
- SEA GLIMPSES FROM THE FRONT BEDROOMS
- DOWNSTAIRS WC, FAMILY BATHROOM PLUS AN EN-SUITE TO THE MASTER
- LARGE KITCHEN WITH A SEPARATE DINING ROOM AND UTILITY
- LARGE LOUNGE AND STUDY
- LARGE DRIVEWAY AND DOUBLE GARAGE, AMPLE PARKING!
- GENEROUS REAR GARDEN EPC C70
















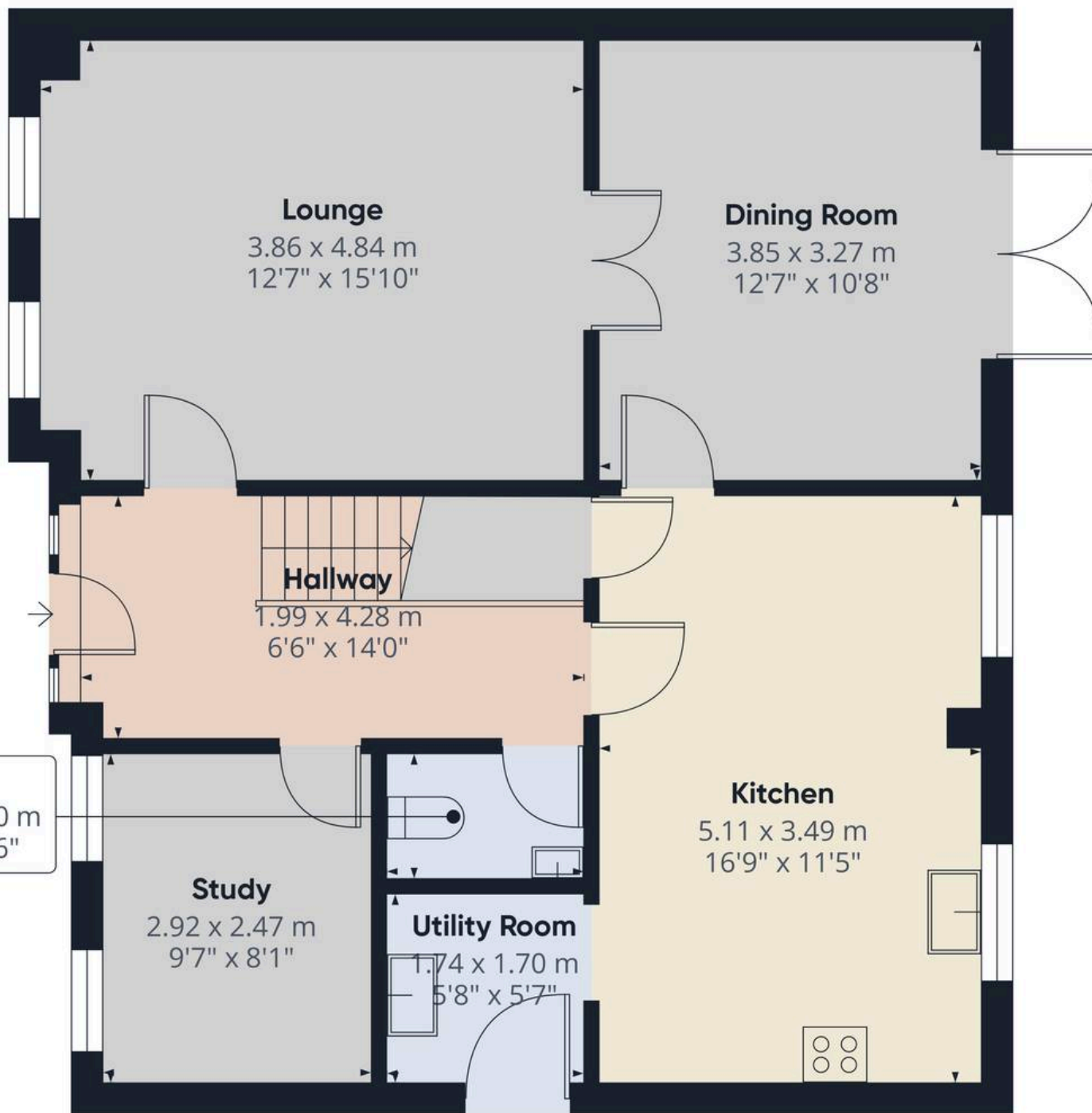






Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



Approximate total area⁽¹⁾

70.7 m²

761 ft²

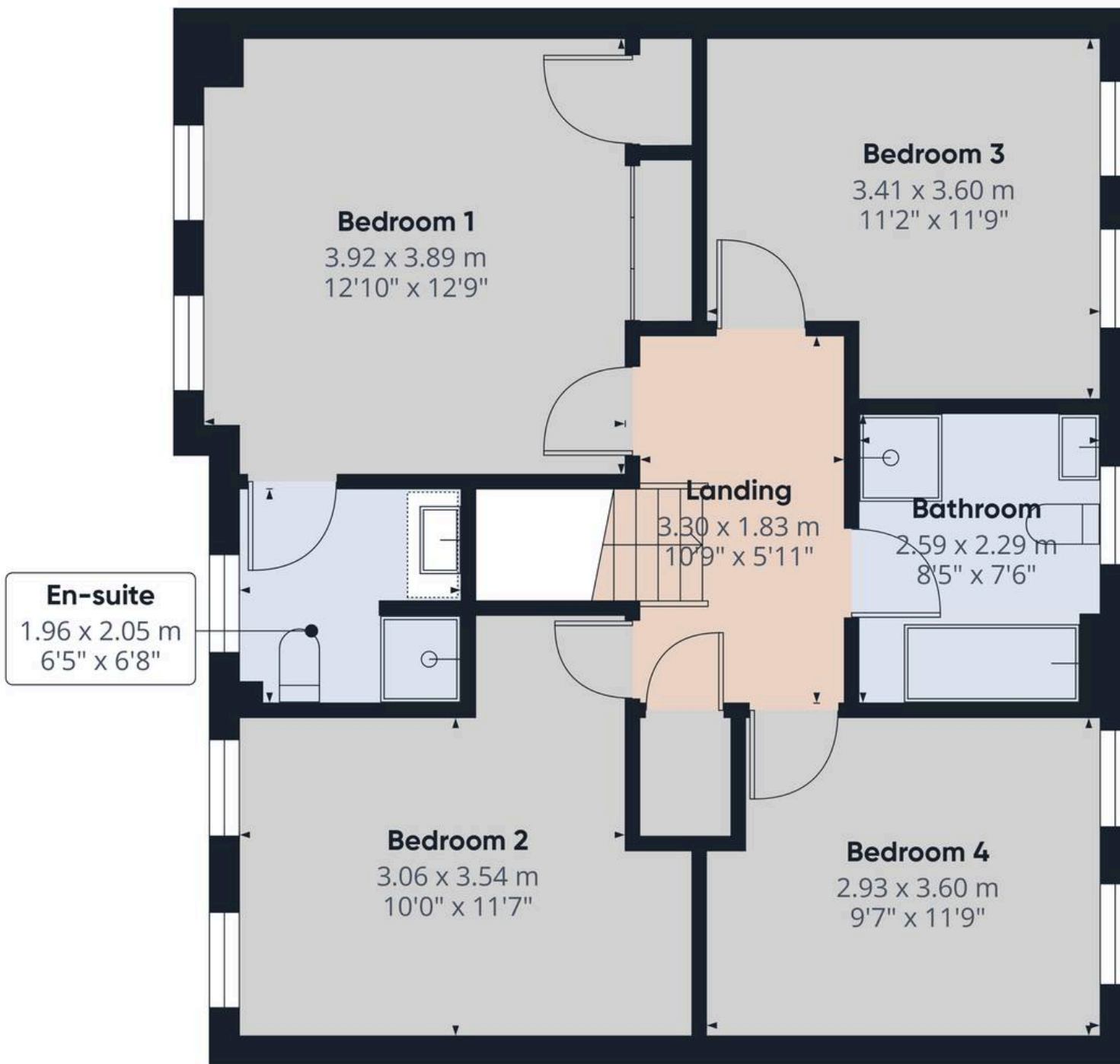
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor



Approximate total area⁽¹⁾

66.6 m²
717 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



First Floor



Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street - CF62 7EA

01446 700007

barry@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.