

Marine Drive

BARRY, CF62 6QN

GUIDE PRICE £300,000

**Hern &
Crabtree**



Marine Drive

Set along the ever-popular Marine Drive, the knap in Barry, this charming two bedroom end-terrace home enjoys a prime position within one of Barry's most sought-after locations.

The property offers a thoughtfully arranged and well-balanced layout, beginning with a welcoming entrance hall that leads through to the living room with log burner stove. To the rear, a large kitchen/diner provides a practical yet sociable hub of the home, complemented by an inner hall and convenient cloakroom.

To the first floor, the accommodation continues with two well-proportioned bedrooms, each offering comfortable and flexible living space ideal for couples, small families or those seeking a home office or guest room. A neatly appointed family bathroom completes the first-floor layout.

One of the standout features of this home is the large garden, extending to both the rear and side elevations. Predominantly laid to lawn, it offers excellent potential for outdoor entertaining, family use or further landscaping. A garage to the rear adds valuable storage or parking, while the front forecourt garden provides off-road parking.

Perfectly positioned, the property is within easy reach of a wonderful array of amenities including, the knap, Porthkerry park, Romilly park, Barry Island, Goodsheds & the waterfront development and the highly popular West End of Barry.



952.00 sq ft

Front

Front forecourt garden. Paved path. Stone chippings. Mature shrubs. Space for off road parking.

Entrance Hall

Enter via a double glazed door to the front elevation. Coved ceiling. Wooden flooring. Radiator. Stairs rise up to the first floor.

Lounge

Double glazed window to the front elevation. Coved ceiling. Wooden flooring. Log burner with tiled hearth. Radiator. Under stairs storage cupboard.

Kitchen/Diner

Double glazed French doors to the side elevation. Double glazed French doors and windows to the rear elevation. Two double glazed skylight windows. Coved ceiling. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Stainless steel one bowl sink. Integrated five ring gas hob with tiled splashback and cooker hood over. Integrated oven. Plumbing for washing machine. Space for fridge freezer. Squared off archway. Part tiled flooring. Part wooden flooring. Radiator.

Inner Hall

Double glazed door to the side elevation. Tiled flooring. Fitted shelving.

Cloakroom

Double glazed obscure window to the side elevation. W/C and wash hand basin. Wooden flooring.

Landing

Stairs rise up from the entrance hall. Wooden bannister. Coved ceiling. Loft access hatch. Fitted linen cupboard.

Bedroom One

Double glazed window to the front elevation. Coved ceiling. Radiator. Fitted wardrobe.

Bedroom Two

Double glazed window to the rear elevation. Coved ceiling. Radiator. Fitted wardrobe.

Bathroom

Double glazed obscure window to the rear elevation. W/C and wash hand basin. Vanity unit. Shower quadrant with fitted shower and wet wall panelling. Vinyl flooring. Heated towel rail.

Garden

Enclosed rear garden. Paved patio. Stone chippings. Grass lawn. Mature shrubs and trees. Greenhouse. Access to the rear garage.

Garage

Up and over roller door. Door leading to the rear garden.

Additional Information

Solar panels. Freehold. Council Tax Band D (Vale of Glamorgan). EPC rating C

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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	79	
(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



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