



33 Marine Drive

Barry, CF62 6QP

Asking Price £699,950

HARRIS & BIRT



An excellent opportunity to purchase this, spacious, detached family home. Situated on one of the most popular streets in Barry on Marine Drive. Within just a seconds walk of the attractive green atop of Marine Drive and enjoying views across The Knap and the Bristol Channel. The property is within short walking distance to The Knap, Barry Island and Porthkerry Park. The sizable accommodation briefly comprises; entrance hall, living/dining room, kitchen, rear hall and WC to the ground floor. The first floor comprises four bedrooms and a four piece family bathroom. Plenty of off road parking to front with good sized gardens to both front and rear.

Marine Drive itself is in a fantastic location and is one of the most prominent parts of Barry due to its fantastic views at the top of Marine Drive. The Knap has long been regarded as one of the most desirable residential areas in Barry with Watch Tower Bay and the Bristol Channel to the south, and adjoining Marine Drive common. The property is within a short stroll of the Knap Gardens and lake, pebble beach, Watch Tower Bay, Romilly Park, coffee shops and cafés. With easy access to the main road network bringing major centres within comfortable commuting distance including the capital city of Cardiff, Swansea, Bridgend, Llantrisant etc.

- Spacious Detached Property
- Four Bedrooms
- Plenty of Off Road Parking & Double Garage/Workshop
- Easy Walking Distance to Porthkerry & The Knap
- EPC Rating
- Excellent Panoramic Sea Views
- Good Sized Front & Rear Gardens, Situated on a Large Plot
- Situated In A Prime Spot Within West End of Barry
- Excellent School Catchment Area

Accommodation

Ground Floor

Entrance Hall 11'6 x 12'1 (3.51m x 3.68m)

The property is entered via UPVC front door with inset frosted glazed panel to side into hall. Fitted carpet. Radiator. Recessed storage cupboard housing gas meter, electric meter and electric consumer unit. Stairs leading up to first floor landing. Window to side. Doors to kitchen and living/dining room.

Living/Dining Room 12'1 x 31'4 (3.68m x 9.55m)

Large sliding doors overlooking Cold Knap beach and sea beyond. Further windows to side and front. Fitted carpet. Radiators. Pendant ceiling lights. Feature open fireplace with crazy paved stone set on slate hearth with wooden surround and mantel. Recessed wall with shelving space. Door through to kitchen.

Kitchen 20'7 x 11'10 max (6.27m x 3.61m max)

Modern fitted kitchen with features to include: a range of wall and base units set under and over wood effect laminate worktops. 1.5 stainless steel sink bowl and drainer with mixer tap. Freestanding oven with four ring electric hob with extractor hood over. Tiled splashbacks. Space for fridge/freezer. Space for washing machine. Space for dishwasher. Vaillant boiler housed to wall. Recessed storage cupboard. Vinyl tiled flooring. Radiator. Pendant ceiling light. Large window to rear. Door to rear hall.

Rear Hall

Pedestrian obscure glazed door to rear garden. Continuation of vinyl tiled floor from kitchen. Pendant ceiling light. Coir matting. Door to WC.

WC 4'11 x 3'1 (1.50m x 0.94m)

Two piece suite in white comprising low level WC. Corner wash hand basin with taps. Continuation of flooring from rear hall. Part tiled walls. Obscure glazed window to rear. Pendant ceiling light.

First Floor

Landing 9'3 x 21'7 (2.82m x 6.58m)

Stairs from ground floor hall to first floor landing. Fitted carpet. Radiator. Pendant ceiling lights. Large window to side. Loft access hatch. Doors to all first floor rooms.

Master Bedroom 14'2 x 12'9 (4.32m x 3.89m)

Large window to front with far reaching sea views. Fitted carpet. Radiator. Pendant ceiling light. Two recessed storage cupboards.

Bedroom Two 14'2 x 9'0 (4.32m x 2.74m)

Window to front with far reaching sea views. Fitted carpet. Radiator. Recessed storage cupboard.

Bedroom Three 14'2 x 8'11 (4.32m x 2.72m)

Window to front with far reaching sea views. Fitted carpet. Radiator. Recessed storage cupboard.

Bedroom Four 9'3 x 9'6 (2.82m x 2.90m)

Large window overlooking rear garden. Fitted carpet. Radiator. Pendant ceiling light. Sliding mirror fronted wardrobes.

Bathroom 5'8 x 10'1 (1.73m x 3.07m)

Three piece suite in white comprising panelled bath with hot and cold taps. Corner shower cubicle with hand held shower head attachment behind sliding glazed doors. Low level dual flush WC. Pedestal wash

hand basin with hot and cold taps. Fitted carpet. Tiled walls. Radiator. Pendant ceiling light. Obscure glazed window to rear.

Outside

To the front of the property there is off road parking for several vehicles via driveway. Dwarf stone wall to front. Mainly laid to lawn with mature shrubbery and plants surrounding. Small terrace area to sides laid to brick. The rear garden is mainly laid to lawn. Large patio paving area, great for outside entertaining. Range of mature shrubbery to sides offering privacy. Large detached garage.

Double Garage/Workshop 25'2 x 15'9 (7.67m x 4.80m)

Large garage with light and power. Manual roller up and over door. Wooden windows to side. Concrete floor. Brick construction. Double wooden pedestrian doors to rear.

Services

All mains services are connected to the property. UPVC double glazing throughout.



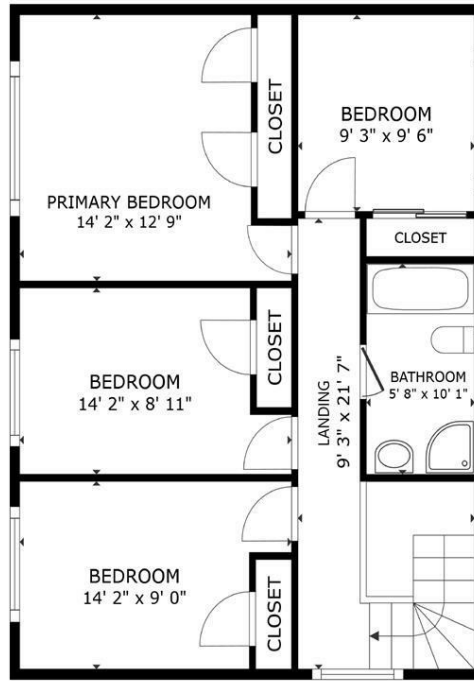




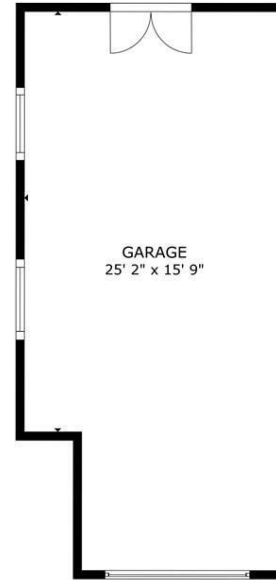




FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
EXCLUDED AREAS - GARAGE 498 sq.ft.
TOTAL - 9 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GROSS INTERNAL AREA
FLOOR 1 747 sq.ft. FLOOR 2 744 sq.ft.
TOTAL - 1,490 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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	

