

6 Friars Road

Barry, CF62 5TR

Price £675,000

HARRIS & BIRT

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Nestled in a prime location boasting uninterrupted views of the harbour and Bristol Channel, this substantial five-bedroom period property is presented in immaculate condition. Built in the 1800s, the residence has undergone a meticulous refurbishment, ensuring it meets the highest standards of modern living while retaining its historical charm. Within walking distance to the beaches of Barry, rail station, café's/bars and the waterfront development. The exterior of the property presents an imposing façade that exudes character and elegance. With secure roller doors at the rear offering convenient off road parking. Upon entering, one is immediately struck by the grandeur of the interior space, which has been carefully designed to maximise both comfort and style with high ceilings and terrazzo styled flooring.

The focal point of the home is the high specification Sigma 3 kitchen, a true masterpiece that combines functionality with luxury. Boasting top-of-the-line appliances by Neff and ample storage space. The property also features multiple bathrooms, each finished to a high specification with modern fixtures and fittings, as well as LED eye-line mirrors. Throughout the residence, striking period features can be found, adding a touch of history and sophistication to the contemporary layout. Every detail has been thoughtfully considered to create a harmonious blend of old-world charm and modern convenience. With five generously sized bedrooms, there is ample space to accommodate family and guests in comfort. The property offers a flexible layout that can easily be adapted to suit a variety of lifestyle needs, making it an ideal choice for those seeking a versatile living space. One of the rarest qualities of this property is the fact that it comes to market with no onward chain, offering a smooth and hassle-free purchasing process for potential buyers. This presents a unique opportunity to acquire a prestigious residence in a coveted location.

- Substantial Five Bedroom Period Townhouse
- Five Double Bedrooms
- Secure Off Road Parking With Roller Shutter Door
- High Specification Fixtures & Fittings with Sigma 3 Fitted Kitchen
- EPC; C
- Nearly 3,000 sq/ft of Spacious Accommodation Throughout
- Most With En Suite and Further Family Bathrooms
- Uninterrupted Views Across Jackson's Bay and Old Harbour Towards the Exmoor Coastline
- Sold with No Onward Chain

Location
The property is situated overlooking Jacksons Bay, a pretty cove on the east end of Barry Island. Barry Island which is a district, peninsula and seaside reesort, forming part of the town of Barry in the Vale of Glamorgan, South Wales. It within a short stroll to Whitmore Bay and Barry Island's Beach with many local amenities including supermarkets, leisure facilities, schooling for all ages, restaurants and railway station. Easy access to the main road network brings major centres within comfortable commuting distance including the capital city of Cardiff, Swansea, Bridgend, Llantrisant etc.

Accommodation

Ground Floor

Entrance
The property is entered via UPVC front door with inset obscure glazed lead lined window, leading through into entrance hallway. Skimmed walls. Part skimmed ceiling. Textured and decorative coving. Ceiling roses. Mosaic tiled floor leading to herringbone LVT wood effect flooring. Modern vertical radiator. Further radiator. Understairs storage cupboard housing utilities. Lead lined stained glass windows to side. Communicating doors to all ground floor rooms. Stairs leading up to first floor landing.

Living Room 19'0 x 19'0 (5.79m x 5.79m)
UPVC double glazed bay fronted window with sea views. Carpet flooring. Skimmed walls. Decorative coving and skimmed ceiling. Brushed steel radiators.

Sitting Room/Dining Room 14'7 x 15'2 (4.45m x 4.62m)
Adaptable reception space. UPVC double glazed window to side. French double glazed doors leading out to rear patio terrace. Herringbone wood effect LVT parquet flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator.

WC 7'4 x 3'7 (2.24m x 1.09m)
Two piece suite in white comprising low level hidden cistern WC and wash hand basin with hot and cold mixer tap, set into vanity unit with storage underneath. UPVC obscure glazed window to side. Skimmed walls and ceiling. Herringbone LVT wood effect flooring. Vertical heated towel rail.

Kitchen/Dining Room 12'2 x 26'5 max (3.71m x 8.05m max)
Modern Sigma 3 fitted kitchen with features to include: a range of wall and base units set under and over granite worksurface and matching upstands. 1.5 stainless steel sink and dryer with hot and cold mixer tap. Newly fitted Neff eyeline double ovens. Tesla four ring induction hob with built in extractor fan. Integrated fridge/freezer behind matching decor panel. Integrated dishwasher behind matching decor panel. Integrated washing machine behind matching decor panel. Breakfast bar with overhang for seating. Space for dining table and chairs. Herringbone LVT wood effect flooring. Skimmed walls and ceiling. Ceiling spotlights. UPVC double glazed windows to side and rear elevation. French double glazed doors to side leading out to patio terrace. Modern vertical radiator. Further fitted radiator.

First Floor

Landing
Carpeted flooring. Skimmed walls and ceiling. Pendant ceiling lighting. Fitted radiators. Recessed stain glassed windows to side elevation. Communicating doors to all first floor rooms. Stairs lead up to second floor landing.

Master Bedroom 18'2 x 18'8 (5.54m x 5.69m)
Large bay picture window to front with sea views beyond. Carpeted flooring. Skimmed walls. Skimmed ceiling. Pendant ceiling lighting. Fitted radiator. UPVC pedestrian door leads out onto the balcony. Door through to en suite shower room.

Master En Suite 4'2 x 7'10 (1.27m x 2.39m)
Three piece suite in white comprising walk in shower cubicle with rainfall shower head and further shower head fitment, set behind glass shower screen with tiled splashbacks. Low level dual flush WC. Wash hand basins with hot and cold mixer taps. Laminate flooring. Skimmed walls. Skimmed ceiling. Ceiling spotlighting. Vertical heated towel warmer. Two UPVC double glazed obscure windows to side elevation.

Bedroom Two 14'6 x 14'6 (4.42m x 4.42m)
UPVC double glazed window to rear and side elevation. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Fitted radiator.

En Suite Two 4'10 x 3'5 (1.47m x 1.04m)
Two piece suite in white comprising low level hidden cistern WC and wash hand basin with hot and cold mixer tap, set into vanity unit with storage underneath. Tiled splashback. Skimmed walls and ceiling. Laminate flooring. Vertical heated towel rail.

Bedroom Three 11'8 x 17'10 (3.56m x 5.44m)
UPVC double glazed window to rear elevation. Carpeted flooring. Skimmed walls and ceiling. Pendant ceiling light. Fitted radiator. Door to WC.

Bathroom Three 7'2 x 15'3 (2.18m x 4.65m)
Three piece suite in white comprising free standing bath with hot and cold mixer tap. Walk in shower cubicle with rainfall shower head and further shower head fitment, set behind glass shower screen with tiled splashbacks. Low level dual flush WC. Wall hung 'His & Hers' wash and basins with hot and cold mixer taps. Laminate flooring. Part skimmed walls. Further tiled walls. Skimmed ceiling. Ceiling spotlighting. Vertical heated towel warmer. Two UPVC double glazed obscure windows to side elevation.

Second Floor

Landing 13'7 x 6'1 (4.14m x 1.85m)
Carpet flooring. Skimmed walls and ceiling. Pendant ceiling lighting. Fitted radiators. stain glassed windows to side elavation. Communicating doors to all second floor rooms.

Bedroom Four 17'7 x 15'0 (5.36m x 4.57m)
UPVC double glazed window to rear elevation. Small window allowing further natural light. Velux window to side elevation. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Fitted radiator. Storage cupboard.

En Suite Four 4'6 x 4'2 (1.37m x 1.27m)
Two piece suite in white comprising low level hidden cistern WC and wash hand basin with hot and cold mixer tap, set into vanity unit with storage underneath. Tiled splashback. Skimmed walls and ceiling. Laminate flooring. Vertical heated towel rail.

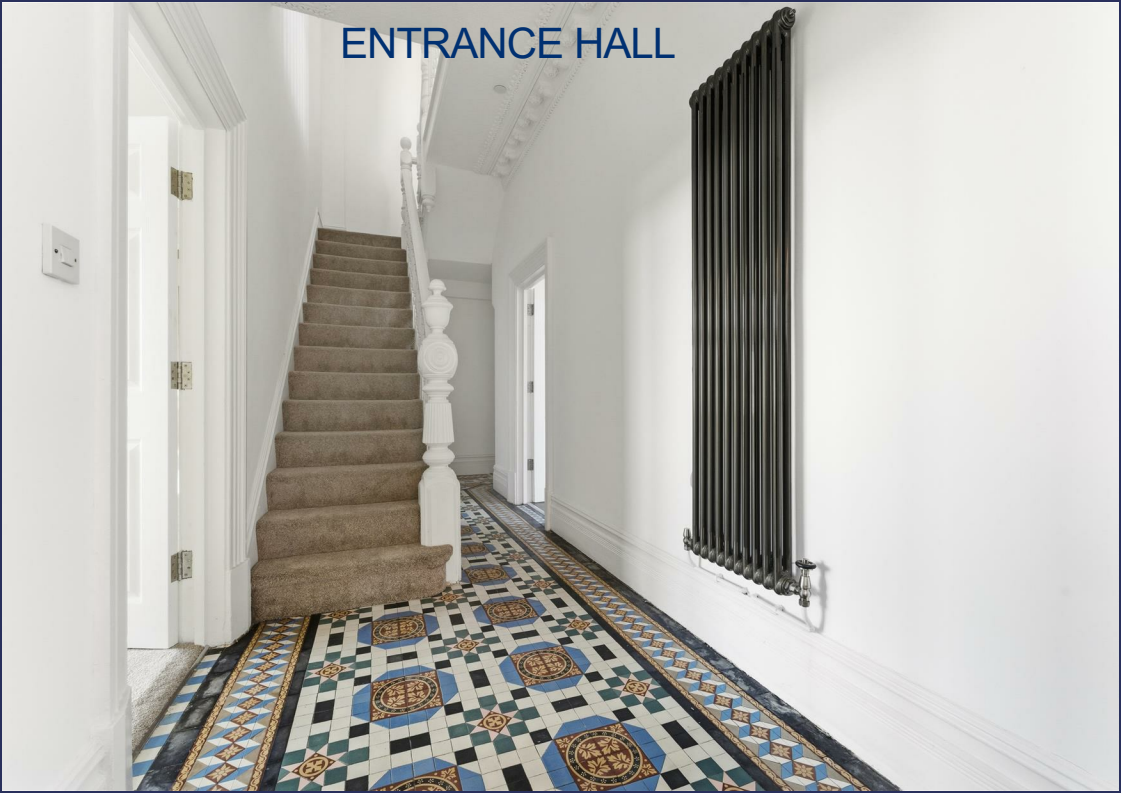
Bedroom Five 12'3 x 14'10 (3.73m x 4.52m)
UPVC double glazed window to front elevation with sea views. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Fitted radiator.

En Suite Five 4'6 x 6'7 (1.37m x 2.01m)
White close coupled WC and wash basin set into vanity unit. Upright heated towel rail. Tiled effect laminate floor.

Outside
The front of the property is accessed via an iron gate with resin path leading to front door. Mainly laid to lawn. Parking to the rear for 2 vehicles. Access via roller shutter door into courtyard area. Resin driveway. Area laid to lawn. Tiled pathway leading to resin terrace. Side access. Permit holder only private parking on street to front.

Services & Information
Mains services throughout. Sold on a Freehold basis. Some images have been virtually staged to better showcase the true potential of rooms and spaces in the home.

ENTRANCE HALL



SITTING ROOM/DINING ROOM



KITCHEN/DINING ROOM



KITCHEN



MASTER BEDROOM



BEDROOM TWO



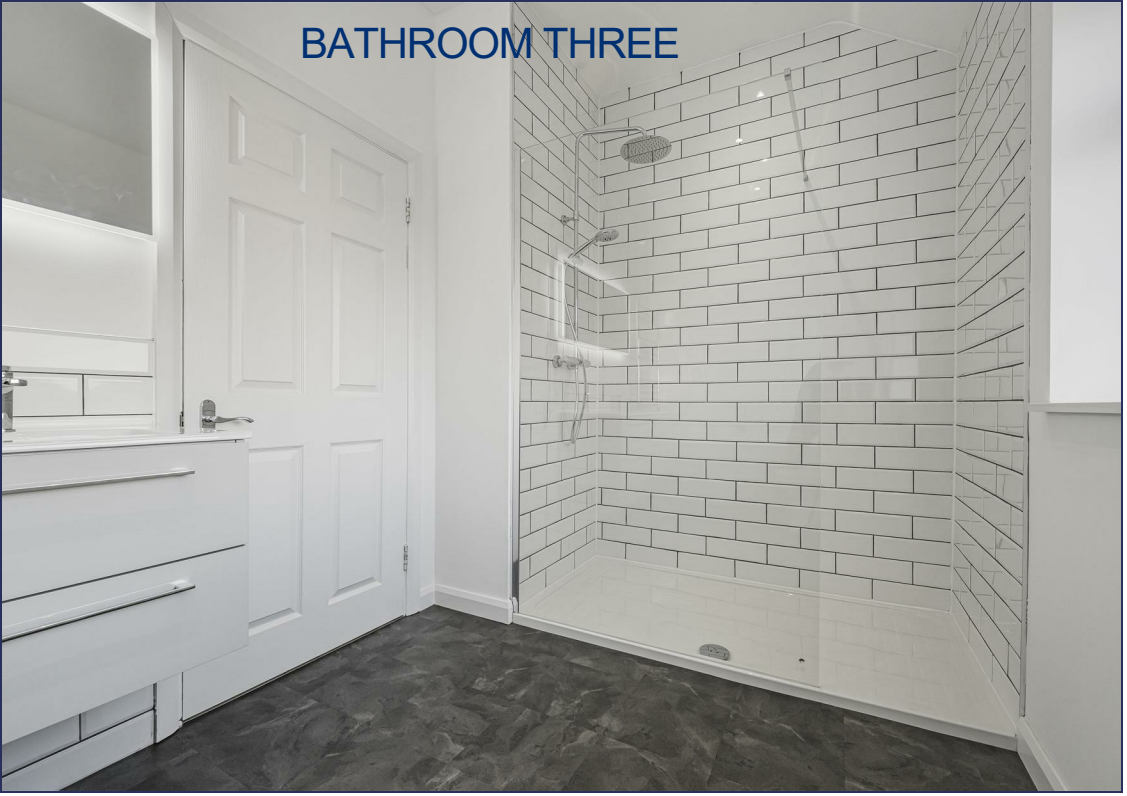
BEDROOM THREE



BATHROOM THREE



BATHROOM THREE



EN SUITE



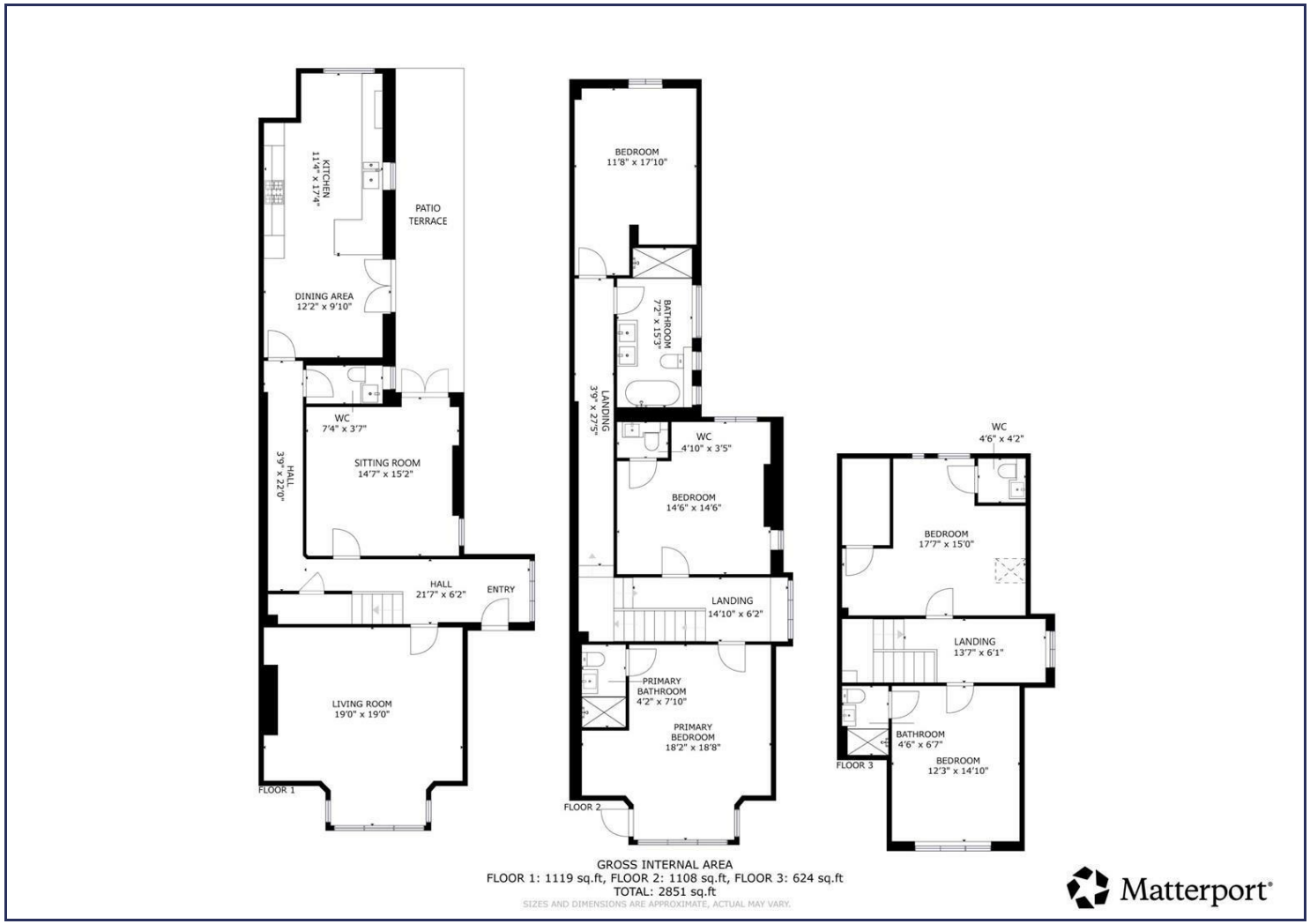
BEDROOM FOUR



BEDROOM FIVE

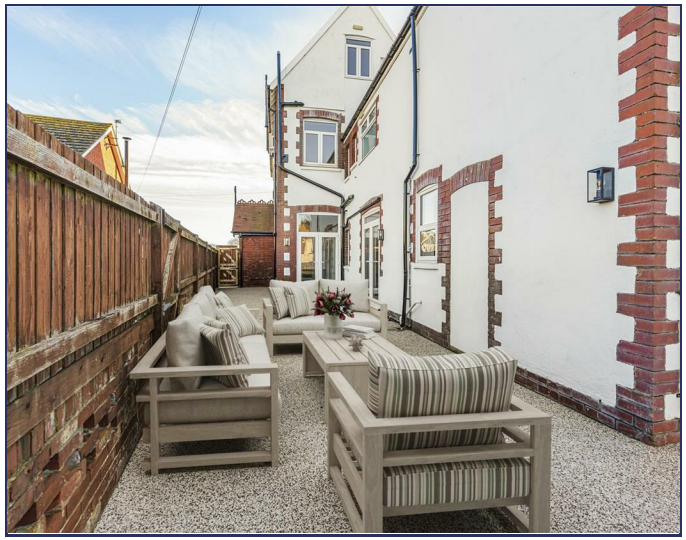



LIVING ROOM

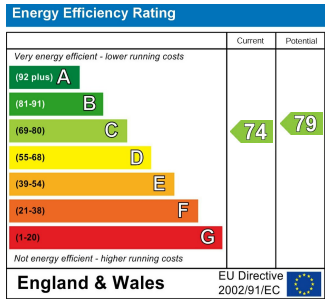


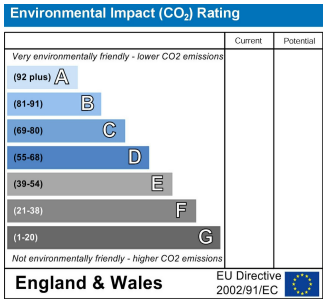
GROSS INTERNAL AREA
FLOOR 1: 1119 sq.ft, FLOOR 2: 1108 sq.ft, FLOOR 3: 624 sq.ft
TOTAL: 2851 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









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