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## 11 Marine Drive, Barry CF62 6QN £400,000 Freehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING

Situated on the highly desirable Marine Drive in Barry, this exceptional three-storey townhouse offers stunning sea views across the Bristol Channel and is perfectly positioned for those who enjoy coastal living. The property is ideally located within walking distance of several beautiful beaches and the picturesque Porthkerry Country Park, making it a perfect retreat for nature lovers and families alike.

Upon entering, you are welcomed into a spacious entrance porch and hallway that leads to a beautifully appointed kitchen/diner. This modern space features integrated appliances and bi-fold doors that seamlessly connect the indoor and outdoor areas, allowing for delightful garden access. The ground floor also includes an integral garage equipped with light and power, providing both convenience and additional storage.

The first floor boasts a cloakroom/WC, a versatile study, and a generously sized living room. This inviting space is enhanced by patio doors that open onto a balcony, offering breathtaking views of the Bristol Channel—an ideal spot for relaxation or entertaining guests.

On the second floor, you will find three well-proportioned bedrooms, each with ample storage, along with a stylishly updated shower room. The property benefits from a low-maintenance rear garden, featuring a decked patio area and an artificial lawn, perfect for outdoor enjoyment without the hassle of extensive upkeep.

To the front, a driveway provides ample parking, complemented by an integral garage with electric roller shutter doors. Additionally, the property has gas central heating system, ensuring comfort throughout the seasons.

This townhouse is a rare find, combining modern living with the charm of coastal life, making it an excellent opportunity for those seeking a new home in a vibrant and scenic location.



## FRONT

Driveway providing ample parking. Access to garage via electric roller shutter door. UPVC double glazed opaque glass front door and skylight giving access to hallway.

## Entrance Porch/ Hallway

5'8 x 15'11 (1.73m x 4.85m)

Open plan porch/hallway. Smoothly plastered spotlighted ceiling. Papered walls. Porcelain tiled floor. UPVC double glazed window to the front. Two radiators. Stairs rising to the first floor. Access into garage.

## Kitchen / Diner

14'10 x 16'6 (4.52m x 5.03m)

Smoothly plastered spotlighted ceiling. Smoothly plastered walls. Continuation of porcelain tiles to floors. UPVC double glazed bi-fold doors opening to the rear garden. Contemporary radiator. Fitted kitchen comprising of eye level and base units with drawers and quartz work surfaces over. Double eye level oven and microwave. Induction hob with extractor over. Integrated fridge freezer and dishwasher. Stainless steel sink.

## Garage

8'8 x 9'10 (2.64m x 3.00m)

Access to garage space with power and light via hallway. Plumbing for washing machine and tumble dryer.

## FIRST FLOOR

### First Floor Landing

2'09 x 3'04 (0.84m x 1.02m)

Smoothly plastered ceiling. Smoothly plastered walls. Glazed door opening into living room. Door opening to cloakroom.

### W.C Cloakroom

5'3 x 6'6 (1.60m x 1.98m)

Smoothly plastered ceiling. Coving. Smoothly plastered walls. Laminate flooring. UPVC double glazed opaque glass window to the rear. Close coupled cistern WC. Vanity unit wash-hand basin. Wall mounted combination boiler. Chrome towel rail radiator.

### Living Room

15'1 x 20'6 (4.60m x 6.25m)

Smoothly plastered ceiling. Coving. Papered walls. Fitted carpet. UPVC double glazed sliding patio doors opening to the balcony. Three contemporary radiators. Glazed inner door opening to the study. Door opening giving access to second floor staircase.

### Balcony

Balcony with stainless steel balustrade and glass panels. Space for table and chairs. Views of the Bristol Channel.

### Study

6'6 x 9'4 (1.98m x 2.84m)

Smoothly plastered spotlighted ceiling. Coving. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the rear. Radiator.

## SECOND FLOOR

### Second Floor Landing

6'02 x 8'04 (1.88m x 2.54m)

Smoothly plastered ceiling. Attic hatch with drop down ladder. Smoothly plastered walls. Fitted carpet. Radiator. Doors to three bedrooms and shower room.

### Bedroom One

8'6 x 14'6 (2.59m x 4.42m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the front with views of the Bristol Channel. Radiator. Built in wardrobe.

### Bedroom Two

8'5 x 9'10 (2.57m x 3.00m)

Smoothly plastered ceiling. Smoothly plastered walls. UPVC double glazed window to the rear. Radiator. Built in wardrobe.

### Bedroom Three

6'1 x 11'3 (1.85m x 3.43m)

Smoothly plastered ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the front. Radiator. Storage cupboard.

## Shower Room

6'1 x 6'7 (1.85m x 2.01m)

Smoothly plastered spotlighted ceiling. Extractor. Smoothly plastered walls. Karndean flooring. UPVC double glazed opaque glass window to the rear. Close coupled cistern WC. Vanity unit wash-hand basin. Door entry shower cubicle with contemporary shower nozzle. White towel rail radiator.

## REAR

Level enclosed rear garden accessed via bi-fold doors from kitchen/diner. Decked patio area. Artificial lawn. Flower-beds and shrubs. Further decked patio area to the rear. Storage to the rear.

## COUNCIL TAX

Council tax band E

## 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

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

## 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		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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive	2002/91/EC

