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# 35 Marine Drive, Barry CF62 6QP
# £660,000 Freehold

4 BEDS | 1 BATH | 3 RECEPT | EPC RATING C

Nestled in the highly desirable Marine Drive area of Barry, this stunning detached family home offers an exceptional living experience with breath-taking, uninterrupted far reaching views across the channel and of Flat holm and Steep holm. This property is perfect for those seeking both comfort and convenience, with local attractions such as Porthkerry Country Park and The Knap just a short stroll away, alongside a variety of restaurants and café outlets.

Upon entering the entrance hallway with original parquet flooring, a spacious living room that flows seamlessly into a sun room, where you can bask in the natural light and enjoy the picturesque views. Dining / sitting room and a well-appointed kitchen / breakfast with integrated appliances providing ample space for family gatherings, while the conservatory adds an extra touch of charm. The ground floor also features a practical utility room with access to a garage and a W.C. cloakroom, enhancing the functionality of the home.

The first floor boasts four generously sized bedrooms, each offering a peaceful retreat for rest and relaxation and also the continuation of the breath-taking views. A family shower room, complete with a separate W.C., caters to the needs of the household. The balcony is accessed via French doors from the first floor landing provided further elevated views across the channel.

Outside, the property is complemented by a garage and a generous and beautiful enclosed rear landscaped garden, perfect for outdoor activities and entertaining. This beautiful home truly encapsulates the essence of family living in one of Barry's most sought-after locations. Don't miss the opportunity to make this remarkable property your own.







## FRONT
Block paved driveway providing parking for multiple vehicles, access to garage via a electric roller shutter door. Laid to lawn. Planted established shrubbery. Uninterrupted view across the channel. UPVC double glazed French door leading to sun room. UPVC double glazed front door with obscured glass insert leading to the entrance hallway.

## Entrance Hallway
**10'10 x 12'03 (3.30m x 3.73m)**
Smoothly plastered ceiling with coving, papered walls. Original parquet flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. UPVC double glazed front door with obscured glass insert. Wood panelled doors leading through to living room, dining room and kitchen / breakfast. A further wooden door leading through to a W.C cloakroom.

## Living Room
**20'11 x 12'0 (6.38m x 3.66m)**
Smoothly plastered ceiling with coving, smoothly plastered walls. Original parquet flooring. Fireplace with marble surround and slate hearth. UPVC double glazed window to the front with far-reaching and uninterrupted views over the channel. UPVC double glazed obscured glass door and side window leading through to sunroom. Wood panelled door leading through to the entrance hallway.

## Sun Room
**14'4 x 7'8 (4.37m x 2.34m)**
Smoothly plastered ceiling, ceramic tiled flooring. UPVC double glazed windows and French doors leading to the front garden, the sun room features far-reaching uninterrupted views across the channel and of flat holm and steep holm.

## Dining / Sitting Room
**12'10 x 11'10 (3.91m x 3.61m)**
Smoothly plastered ceiling with coving, smoothly plastered walls - part papered. Original parquet flooring. UPVC double glazed window with obscured glass to the side. UPVC double glazed windows and French doors leading through to the conservatory. Wood panelled door leading through to the entrance hallway.

## Conservatory
**11'5 x 11'5 (3.48m x 3.48m)**
Polycarbonate roof, smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed windows to the rear and side elevations. UPVC double glazed door leading through to the garden. UPVC double glazed French doors leading through to the dining / sitting room. Wood framed door with glass insert leading to the kitchen / breakfast.

## Kitchen / Breakfast
**15'3 x 14'2 (4.65m x 4.32m)**
Smoothly plastered ceiling with loft access and coving, smoothly plastered walls. Porcelain tiled splashbacks. Ceramic tiled flooring. Wall mounted radiators. UPVC double glazed windows to the side, UPVC double glazed French doors leading out to the rear garden. A fitted kitchen comprising of wall and base units. Integrated four ring gas hob, integrated cooker hood, integrated double oven. Integrated fridge / freezer, Integrated dishwasher. Stainless steel sink.

## Utility Room
**11'3 x 3'9 (3.43m x 1.14m)**
Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. UPVC double glazed windows to side. Space for washing machine, space for tumble dryer. Wood fire door leading through to the garage.

## Boot Room
**4'00 x 8'07 (1.22m x 2.62m)**
Ceramic tiled flooring. UPVC double glazed door, to garage. Through opening to garage.

## Cloakroom
**6'3 x 4'11 (1.91m x 1.50m)**
Smoothly plastered ceiling, papered walls. Ceramic tiled flooring. Porcelain tiled splashback's. Wall mounted towel rail. UPVC double glazed window with obscured glass to side Vanity wash hand basin. Close coupled toilet. Wood panelled door leading through to the entrance hallway.

## FIRST FLOOR

## First Floor Landing
**10'11 x 15'11 (3.33m x 4.85m)**
Smoothly plastered ceiling with coving, loft access via a drop-down fixed ladder, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors leading out onto a balcony with far-reaching uninterrupted channel views. Wood panelled doors leading to bedrooms one, two and three. Further wood panelled doors leading to bedroom four / study and the family shower room and separate w.c. Fitted carpet staircase rising from ground floor.

## Balcony
**14'4 x 7'8 (4.37m x 2.34m)**
Accessed via the first floor landing via French doors. With uninterrupted far reaching channel views and surrounded with galvanized railings. Fibre glass flooring.

## Bedroom One
**13'11 x 12'10 (4.24m x 3.91m)**
Smoothly plastered ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front with far-reaching uninterrupted channel views. Built-in wardrobes. Wood panelled door leading through to the first floor landing.

## Bedroom Two
**12'10 x 10'10 (3.91m x 3.30m)**
Smoothly plastered ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear. Wood panel door leading through to the first floor landing.

## Bedroom Three
**10'6 x 7'9 (3.20m x 2.36m)**
Smoothly plastered ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with far-reaching uninterrupted channel views. Wood panelled door leading through to the first floor landing.

## Bedroom Four / Study
**9'0 x 8'6 (2.74m x 2.59m)**
Smoothly plastered ceiling with coving, papered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear. Access to storage. Wood panelled door leading through to the first floor landing.

## Shower Room
**6'9 x 6'6 (2.06m x 1.98m)**
Smoothly plastered ceiling, papered walls - part porcelain tiled and aqua panelling. Karndean flooring. Freestanding heated towel rail. UPVC double glazed window with obscured glass to the rear. Double shower with thermostatically controlled shower overhead. Vanity wash hand basin. Vanity toilet. Wood panelled door leading through to the first floor landing.

## W.C
**5'7 x 2'11 (1.70m x 0.89m)**
Smoothly plastered ceiling, porcelain tiled walls. Karndean flooring. UPVC double glazed window with obscured glass to the side. Vanity wash hand basin. Cistern toilet. Wall mounted combination boiler 2023 with a Guarantee. Wood panelled door leading through to the first floor landing.

## Garage
**19'11 x 12'0 (6.07m x 3.66m)**
Power and lighting. Electric up and over garage door. UPVC double glazed window to the rear. Through opening to boot room. Wood fire door leading through to the utility room.

## REAR
A beautiful enclosed landscaped garden. Sandstone paved patio area. Laid to lawn. Planted established shrubbery surrounding. Laid decorative chippings in a separate area. Side gate that leads you to a side area (Zen garden) with laid decorative slate chippings. Water supply.

## COUNCIL TAX
Council tax band G

## 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





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