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289 Barry Road, Barry CF62 8BJ
£379,950 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING E

Situated on Barry Road, this delightful semi-detached period house offers a perfect blend of classic elegance and modern convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining.

One of the standout features of this residence is the breathtaking panoramic sea views from the rear, allowing you to enjoy stunning sunsets and the beauty of the coastline right from your home. The open plan kitchen, lounge, and dining area create a warm and welcoming atmosphere, perfect for both everyday living and hosting gatherings. The bespoke modern fully fitted kitchen is a chef's dream, equipped with high-quality appliances and stylish finishes.

Additionally, the property benefits from planning permission for an extension to the side and rear, offering the potential to further enhance your living space and tailor the home to your needs. Parking is also a breeze, with space available for up to three vehicles.

This charming home on Barry Road is not just a property; it is a lifestyle choice, combining comfort, style, and the allure of coastal living. Don't miss the opportunity to make this wonderful house your new home.







FRONT
Driveway for multiple vehicles. EV charge point. Access to garage via up and over door. Wrought iron gate leading to the rear garden. Artificial grass with raised flowerbeds and mature shrubbery. UPVC double glazed window and door opening to the entrance hallway.

Entrance Hallway
14'6 x 8'9 (4.42m x 2.67m)
Features traditional black and white ceramic floor tiles, plastered ceiling, plastered walls, a wall-mounted radiator, and wooden stairs with a balustrade rising to the first floor. Includes a large uPVC double-glazed front window and a uPVC double-glazed obscure glass front door. Offers understairs storage with plumbing in place for a WC. Traditional wooden doors lead to the living room and the open-plan area.

Living Room
13'6 x 11'7 (4.11m x 3.53m)
Located to the front elevation, featuring wood-effect herringbone flooring, plastered ceiling, and plastered walls with wall-mounted lighting. Fitted with a new uPVC double-glazed bay window, wall-mounted radiator, and space for large furniture. Includes a Victorian-style cast iron feature fireplace with a slate hearth and marble mantle.

Kitchen/Lounge
21'6 x 20'7 (6.55m x 6.27m)
Features wood-effect Karndean herringbone flooring throughout, plastered walls, a media wall with a feature fireplace, and built-in shelving and storage. Features both standard plastered ceilings with inset spotlights and a vaulted ceiling section equipped with Velux windows, additional inset spotlights, and air conditioning. Fitted with magnetically operated bi-fold doors with integrated blinds leading out to the garden. Kitchen Area: Fitted with eye-level and base units, under-counter LED spotlighting, black quartz worktops, and ceramic splashback tiling. Includes a composite 1.5 bowl sink with a mixer/hot tap, an integrated five-ring gas hob with a Bosch wall-mounted extractor fan, a Bosch electric fan-assisted oven, and integrated appliances (fridge-freezer, dishwasher, and washing machine).

FIRST FLOOR

Landing
Features plastered walls and ceilings, exposed floorboards, a wooden balustrade, and a wooden staircase descending to the ground floor. Includes a new uPVC double-glazed window to the side elevation. Traditional wooden doors provide access to all bedrooms and the family bathroom.

Bedroom One
13'1 x 12'6 (3.99m x 3.81m)
Features a plastered ceiling, plastered walls with a feature wallpapered wall, and fitted carpet flooring. Includes a wall-mounted radiator and space for large wardrobes. A uPVC double-glazed window to the rear elevation offers panoramic sea views across the Bristol Channel and beyond.

Bedroom Two
13'0 x 11'4 (3.96m x 3.45m)
Fitted with plastered ceiling and walls, carpet flooring, and a wall-mounted radiator. Features a uPVC double-glazed window overlooking the front elevation.

Bedroom Three
8'9 x 8'2 (2.67m x 2.49m)
Comprises plastered ceiling and walls, carpet flooring, a wall-mounted radiator, and a uPVC double-glazed window to the front elevation.

Family Bathroom
6'6 x 6'1 (1.98m x 1.85m)
Fitted with a plastered ceiling, porcelain wall tiles, ceramic wall features, and porcelain tiled flooring. Includes a uPVC obscure double-glazed window to the rear elevation. Comprises a close-coupled toilet, vanity wash hand basin with drawers, ceramic sink with mixer tap, wall-mounted vertical towel heater, and a bath with mixer tap and mains-operated twin-head shower overhead.

REAR GARDEN
Fully enclosed rear garden featuring a raised porcelain tiled patio, steps leading down to a lawn, and mature shrubbery. Offers distant sea views across the Bristol Channel and beyond. Includes an outside tap and exterior lighting. Detached garage fitted with an up-and-over door, complete with internal power and lighting. Benefits from active planning permission for a double-storey wraparound extension, with further potential for expansion subject to standard planning consent.

COUNCIL TAX
Council tax band D.

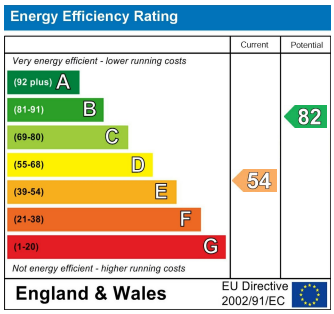
DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully 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.

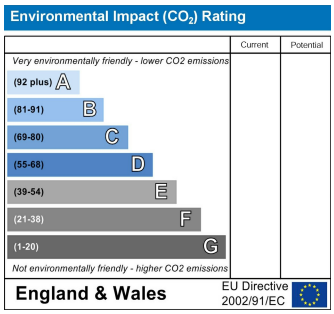
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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.

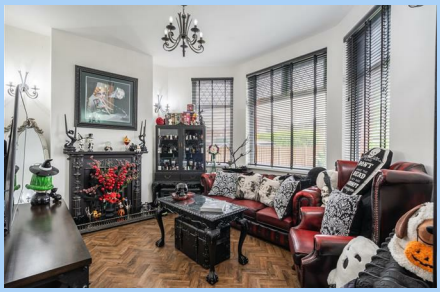
TENURE
We have been advised that the property is FREEHOLD. You are advised to check these details with your solicitor as part of the conveyancing process.











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