







## 55 Marine Drive

Barry, Barry

Elegant four-bed detached home in Barry with sea glimpses, spacious living areas, large garden, double garage, and driveway. Close to top schools and ideal for family living and entertaining.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- FOUR BEDROOM DETACHED PROPERTY
- LOCATED IN THE HIGHLY SOUGHT AFTER GARDEN SUBURB OF BARRY
- SEA GLIMPSES FROM THE FRONT BEDROOMS
- DOWNSTAIRS WC, FAMILY BATHROOM PLUS AN EN-SUITE TO THE MASTER
- LARGE KITCHEN WITH A SEPARATE DINING ROOM AND UTILITY
- LARGE LOUNGE AND STUDY
- CATCHMENT FOR WHITMORE HIGH SCHOOL AND ROMILLY PRIMARY SCHOOL
- LARGE DRIVEWAY AND DOUBLE GARAGE, AMPLE PARKING!
- GENEROUS REAR GARDEN EPC C70







### Hallway

Entrance via a uPVC front door with opaque stained glass panels and matching opaque panels either side. The hallway is carpeted with wallpapered walls, a smooth coved ceiling and a radiator. There are doors leading off to the lounge, kitchen, WC/cloakroom and study. A carpeted staircase with a wooden balustrade leads to the first floor.

### Lounge

15' 11" x 12' 7" (4.85m x 3.84m)

Carpeted with wallpapered walls and a smooth coved ceiling. Two front aspect windows, two radiators, a feature fireplace with a wooden mantel and double opening doors that lead through into the dining room.

### Dining Room

12' 7" x 10' 9" (3.84m x 3.28m)

Carpeted with wallpapered walls and a smooth coved ceiling. A radiator and a door leading through to the kitchen. Ample space for a dining table and chairs. Double opening uPVC glazed doors lead out onto the patio.

### Kitchen

16' 10" x 11' 3" (5.13m x 3.43m)

Tiled flooring, smooth walls and a smooth coved ceiling. Two rear aspect windows and two radiators. Matching wooden eye and base level units with complementing worktops. A stainless steel one and a half bowl sink inset with a stainless steel mixer tap ovetop. Integrated appliances include a dish washer, four ring gas hob, extractor hood and eye level double oven. There is a breakfast bar, a door leading into the hallway and an archway leading through into a utility room.







### Utility Room

5' 8" x 5' 7" (1.73m x 1.70m)

A continuation of the tiled flooring from the kitchen, smooth walls and a smooth ceiling. Wooden base level units with a complementing worktop (matching the kitchen). A stainless steel sink inset with a stainless steel mixer tap overtop. Space and plumbing for a washing machine. A tiled splashback and a radiator. A uPVC door with opaque glazing leading out to the garden. Boiler.

### Cloakroom/WC

5' 7" x 3' 8" (1.70m x 1.12m)

Carpeted, fully tiled walls and a smooth ceiling. A two piece white suite comprising a wall mounted wash basin with stainless steel pillar taps and a close coupled WC. Radiator.

### Study

9' 8" x 8' 2" (2.95m x 2.49m)

Carpeted with wallpapered walls and a smooth coved ceiling. Two front aspect windows and a radiator.

### Landing

A carpeted landing with wallpapered walls and a smooth coved ceiling. Doors leading off to four double bedrooms and a family bathroom. Loft access.



### Bedroom One

12' 11" x 12' 10" (3.94m x 3.91m)

Carpeted with wallpapered walls and a smooth coved ceiling. Two front aspect windows with sea glimpses. A radiator, built in wardrobes and a door leading to an en-suite shower room. Measurements exclude the depth of the built in wardrobes.





#### **En-suite**

6' 9" x 6' 4" (2.06m x 1.93m)

Carpeted with fully tiled walls and a smooth ceiling. An opaque front aspect window and a radiator. A three piece white suite comprising a close coupled WC, a white sink fitted into a wooden vanity unit and a walk in shower with a stainless steel thermostatic shower inset.

#### **Bedroom Two**

11' 8" x 10' 1" (3.56m x 3.07m)

Carpeted with wallpapered walls and a smooth coved ceiling. Two front aspect windows with sea glimpses and a radiator. Measurements are not taken into the recess where the wardrobe is located.

#### **Bedroom Three**

11' 10" x 11' 3" (3.61m x 3.43m)

Carpeted with wallpapered walls and a smooth coved ceiling. Two rear aspect windows and a radiator.

#### **Bedroom Four**

12' 0" x 9' 8" (3.66m x 2.95m)

Carpeted, wallpapered walls and a smooth coved ceiling. Two rear aspect windows and a radiator.

#### **Bathroom**

8' 6" x 7' 6" (2.59m x 2.29m)

Carpeted with fully tiled walls and a smooth ceiling. An opaque rear aspect window and a radiator. A four piece white suite comprising a close coupled WC, a pedestal wash basin with stainless steel pillar taps, a bath with a stainless steel mixer tap and rinser and a walk in shower with a stainless steel thermostatic shower inset and a glass shower screen.







### **FRONT GARDEN**

An area of well established shrubbery enhancing the kerb appeal of the property.

### **REAR GARDEN**

Step out of the double opening doors from the dining room onto a well-appointed patio area perfect for outdoor seating. This generous rear garden is largely laid to lawn with a greenhouse, well established shrubbery, access to the double garage and side access to the front of the property.

### **DOUBLE GARAGE**

2 Parking Spaces

### **DRIVEWAY**

4 Parking Spaces

Large driveway with ample space for up to four vehicles!



























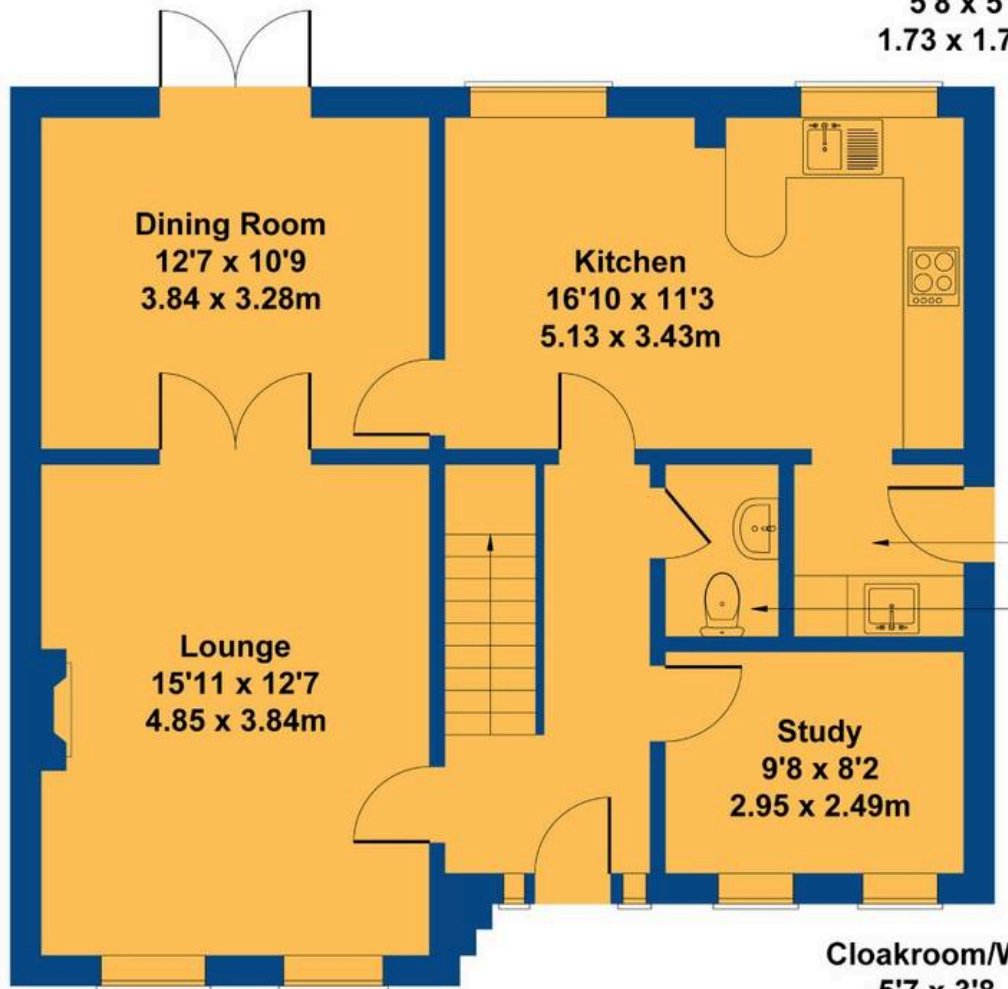


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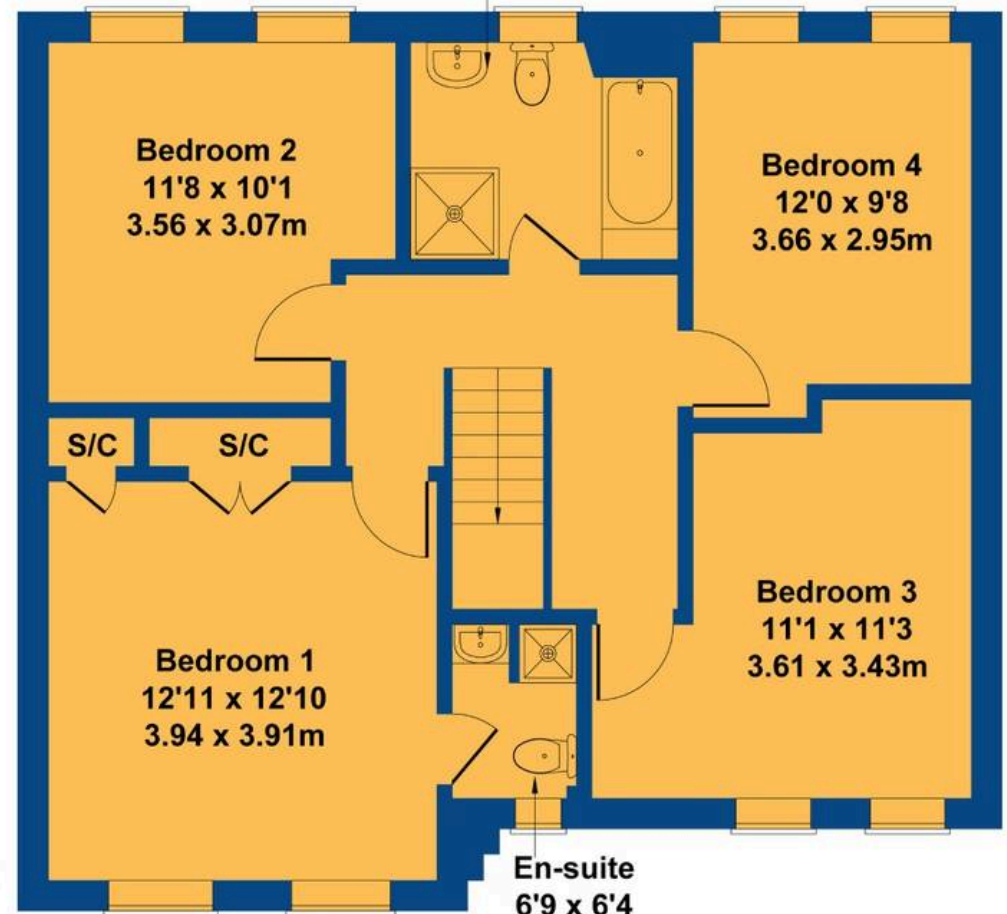
Approximate Gross Internal Area  
1528 sq ft - 142 sq m

Utility Room  
5'8 x 5'7  
1.73 x 1.70m

Bathroom  
8'6 x 7'6  
2.59 x 2.29m



**GROUND FLOOR**




**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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