



£649,950

30 The Parade, Barry

Terraced House | 6 Bedrooms | 4 Bathrooms

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# Step Inside

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## Key Features

- Stunning fully renovated Victorian 6 bed terrace
- Beautiful enclosed balcony with panoramic sea and harbour views
- Two brand new bathrooms
- Open-plan kitchen/diner and separate utility room
- Full planning permission to extend
- Garage to rear
- West End location
- Fantastic school catchment

## Property Description

Botham Williams are thrilled to present this spectacular, fully renovated traditional Victorian three-storey residence, perfectly positioned in the highly desirable West End of Barry. This six-bedroom home combines timeless elegance with modern luxury, boasting breath-taking panoramic views across the harbour and the Bristol Channel.

## Main Particulars

Set within walking distance of Barry's beautiful beaches, the vibrant atmosphere of Barry Island, charming cafés, popular bars, restaurants, and well-regarded schools, this exceptional property offers not only a stunning home but an enviable lifestyle.

Accommodation comprises:

Step through the inviting entrance to discover a stylish and spacious layout designed with family living in mind. The ground floor features a welcoming lounge, a formal dining room perfect for entertaining, a convenient ground floor cloakroom, and a show-stopping fitted kitchen complete with an island unit—ideal for casual dining or gathering with friends. The adjoining utility room adds practicality and charm.

Up on the first floor, you'll find three beautifully appointed bedrooms, including Bedroom Two, which enjoys its own enclosed balcony with stunning sea views and the luxury of an en suite bathroom. A sleek, modern shower room completes this level.

The second floor offers a further three bedrooms and an elegant family bathroom, plus access to an additional roof space—an ideal spot for storage.

Exterior highlights:

The property enjoys a beautifully maintained front garden that sets a warm and elegant tone, while the rear garden is thoughtfully designed for low maintenance living, providing the perfect outdoor retreat.

Completing the package is a detached garage with full power and lighting—perfect for secure parking, additional storage, or workshop use.

This is a rare opportunity to own a home of this calibre in such a premium coastal location. With its Victorian charm, modern upgrades, and unrivalled views, this

property is a true gem.

Viewings are highly recommended.

#### Entrance Porch

Original tiled flooring. Enter through composite door into hallway.

#### Entrance Hall

Radiator. Staircase rising to first floor accommodation with Amtico herringbone flooring. Original balustrading. Deep skirting and picture rail. Under stairs storage cupboard housing meters. Doors leading to living room/dining room, downstairs WC and kitchen.

#### Cloakroom

Opaque window to side. Continuation of Amtico flooring. Low level w.c. Wash hand basin inset to vanity unit. Heated towel rail. Wall panelling.

#### Lounge - 4.78m max into bay x 4.22m max

Continuation of flooring. Feature fireplace with log burner and slate hearth. Bay window to front with shutter blinds. Radiator. Flat plastered ceiling with original ceiling rose and coving. Open plan into

#### Dining Room - 4.47m x 3.51m

Continuation of flooring and decor. Radiator. French doors to rear. Plastered ceiling with original ceiling rose.

#### Kitchen - 7.09m x 3.63m

Wood effect flooring. Range of base and eye level units with complimentary quartz worktops. Matching island with quartz work surface, inset sink with Quooker hot tap over and waste disposal. Quartz splashbacks. Space for range cooker with extractor hood over. Integrated appliances. French doors giving access to side and rear. Fixed glass panel allowing light to flood in and a side window.

Built in corner table and seating.

Utility Room - 3.10m x 2.34m

Continuation of flooring. Range of base and eye level units with complimenting work surfaces over. Double bowl sink with mixer taps over. Wall mounted combination boiler. Window to side. Space for appliances.

Landing

Fitted carpet. Half glazed door. Radiator. Picture rail. Staircase rising to second floor.

Bedroom 2/Lounge 2 - 3.89m x 5.64m

Carpet flooring. Deep skirting. Coved and plastered ceiling with original ceiling rose. Two windows to front. Glazed door onto enclosed balcony. Wardrobes to remain. Door into bedroom 3 and en suite.

Balcony - 5.99m x 1.09m

Vinyl flooring. UPVc double glazed, floor to ceiling windows with stunning, uninterrupted views over the Old Harbour and across to the Bristol Channel.

Bedroom 3 and En suite - 5.23m x 3.66m

Carpet flooring. Radiator. Window to rear. Picture rail. Deep skirting. Door leading to en suite.

En suite has a walk in shower, vanity with inset sink, wall panel and wall mirror with light.

Master bedroom 4.17m x 3.51m max

Fitted carpet. Radiator. Window to rear. Picture rail. Wall panelling.

Shower Room

Brand new beautiful shower room. Fully tiled walls and floor. Heated towel rail. Window to side. Concealed back w.c. Double wash hand basin inset into drawered vanity unit and having mixer taps over. Double wall mirrors with backlights. Double shower cubicle with mains rain shower.

#### Upper Landing

Fitted carpet. Skylight window to rear. Original spindled balustrading.

#### Bedroom 4 4.06m max x 3.30m

Fitted carpet. Window to front. Radiator. Original cast iron fireplace.

#### Bedroom 5 - 4.01m x 2.36m

Carpet flooring. Window to front with open views. Radiator.

#### Bedroom 6 - 4.32m x 3.56m

Fitted carpet. Window to rear. Radiator.

#### Bathroom

Brand new fully renovated bathroom with panelled bath with shower over. Wash hand basin on wall hung vanity unit. Partially tiled walls. Window to side. Door to loft space.

#### Gardens

To the front - forecourt with pathway leading to entrance porch. Mature shrubs. wrought iron fence and gate.

To the rear - enclosed low maintenance rear paved garden.

Garage - double garage with power and lighting. Roller shutter door. Storage shed with plumbing and power.







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