




KNIGHT'S
01446 700 222
knights.uk.com
For

HENSLEIGH
105

PORT ROAD WEST

BARRY

PORT ROAD WEST

, C F 62 8P P

£359,950 -

FREEHOLD



3 Bed



1 Bath



862.00 sq ft

Welcome to this charming 3-bedroom house located on Port Road West in Barry! This delightful property boasts a fantastic garden, perfect for enjoying the outdoors and hosting gatherings with friends and family.

The location of this property is truly unbeatable, with easy access to shops, schools, and excellent transport links to Cardiff. Whether you're looking to run errands, commute to work, or explore the nearby city, everything you need is within reach.

With the potential to extend (subject to planning permission), this house offers the opportunity to tailor the space to your liking and create the home of your dreams. Don't miss out on the chance to make this wonderful property your own!

ENTRANCE

Via composite door with obscure glass panel leading into;

HALLWAY

6'2" x 12'10"

UPVC double glazed window to the side elevation. Staircase rising to first floor landing with fitted carpet. Radiator. Original parquet flooring. Doors off to all rooms.

LIVING ROOM

11'11" x 13'1"

UPVC double glazed half box bay window to the front elevation. Feature mantle with log burner in situ. Radiator. Original parquet flooring. Open to;

DINING ROOM

12'7" x 11'2"

UPVC double glazed patio doors to the rear elevation overlooking and leading to the rear garden. Radiator. Continuation of the parquet flooring.

KITCHEN

6'9" x 11'5"

UPVC double glazed window to the side elevation and door to the rear giving access to the rear garden. Spotlights to ceiling. Modern range of base units with wooden work surfaces over. Ceramic Belfast sink with mixer tap over. Built in oven with four ring electric hob and extractor fan above. Integrated washer/dryer. Ample space for upright fridge/freezer. Tiling to splash back areas. Radiator. Tiling to floor.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation. Access to loft space. Doors off to all rooms.

BEDROOM ONE

13'3" x 10'10"

UPVC double glazed half bay window to the front elevation. Picture rail. Radiator. Exposed wooden floorboard.

BEDROOM TWO

11'11" x 12'3"

UPVC double glazed window to the rear elevation. Picture rail. Built in storage cupboard housing the wall mounted combination boiler. Radiator. Exposed wooden floorboards.

BEDROOM THREE

6'11" x 7'5"

UPVC double glazed window to the front elevation. Picture rail. Radiator. Fitted carpet.

BATHROOM

6'11" x 5'11"

UPVC double glazed obscure window to the side elevation. Spotlights to ceiling. Tiling to dado height and splash back areas. Three piece suite comprising: Low level W/C, Vanity unit housing the wash hand basin with mixer tap over and freestanding bath with mixer tap, handheld shower and waterfall shower over. Heated towel rail. Tiling to floor.

REAR GARDEN

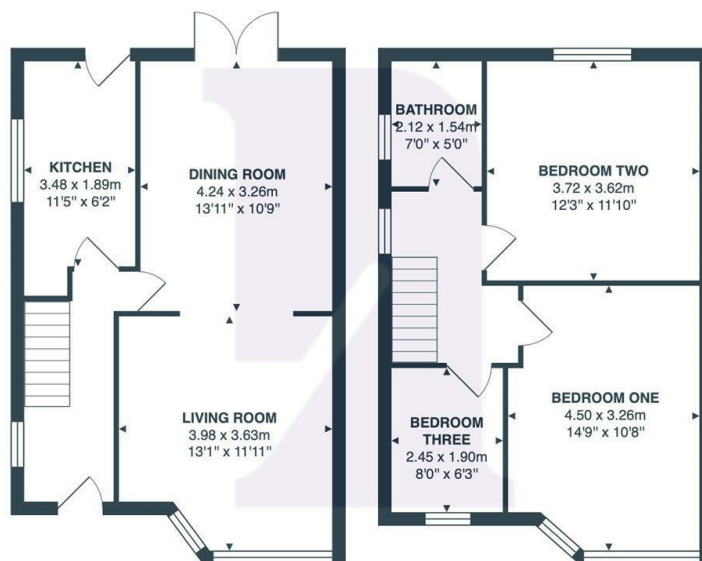
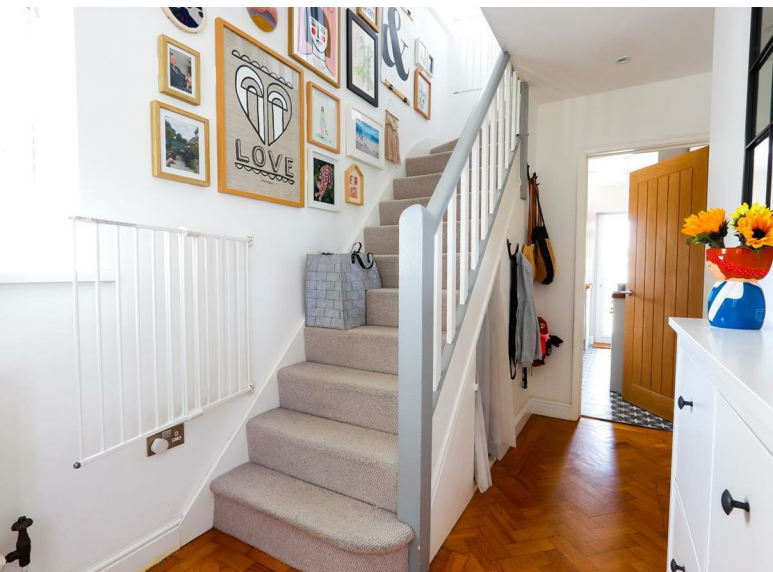
Larger than average garden enclosed with timber fencing. Gate to the side giving access onto the off road driveway. Mainly laid with lawn. Patio area for garden furniture. Access into the garage.

GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Port Road West, Barry, CF62 8PP

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES
& LETTINGS



KNIGHTS