



P O R T H Y C A S T E L L

B A R R Y



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B A R R Y , C F 6 2 6 Q D

O F F E R S I N T H E R E G I O N O F

£450,000 - F R E E H O L D



4 Bed



1 Bath



1378.00 sq ft

Welcome to this charming semi-detached house in the sought-after Porth Y Castell, Barry. This property boasts original features throughout, offering a touch of character and history. With two reception rooms, there is ample space for entertaining or relaxing with family.

The four double bedrooms provide plenty of room for a growing family or guests, and the impressive sea views from the property add a touch of tranquillity to everyday life.

Parking is always a premium, and this property offers space for multiple vehicles, making coming home a breeze. Although the property needs modernising, this presents a fantastic opportunity to create a home tailored to your tastes and needs.

Located in a desirable area, this property is ideal for those looking to enjoy a peaceful lifestyle while still being within easy reach of local amenities. Don't miss out on the chance to own a piece of this beautiful seaside community.

## ENTRANCE

Via wooden door with obscure glass panel leading into;

## PORCH

5'8" x 3'1"

Picture rail. Tiling to floor. Door with glass panel leading into;

## HALLWAY

6'2" x 8'11"

Picture rail. Staircase rising to first floor landing. Radiator. Fitted carpet. Doors off to all rooms.

## RECEPTION ROOM ONE

19'7" x 11'4"

Sash windows to the front elevation with sea views. Picture rail. Feature stone fireplace with gas fire in situ. Wall lights. Radiator. Wooden parquet flooring. UPVC double glazed patio doors to the rear overlooking and leading to rear garden.

## RECEPTION ROOM TWO

11'7" x 11'11"

Sash bay windows to the front elevation with sea views. Feature fireplace with gas fire in situ. Wall lights. Radiator. Wooden parquet flooring.

## KITCHEN

12'0" x 9'11"

UPVC double glazed window to the rear elevation. Range of wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap over. Tiling to splash back areas. Ample space and plumbing for undercounted white goods and upright fridge/freezer. Radiator. Tiling to floor. Doors off to Utility and rear lobby.

## UTILITY ROOM

9'5" x 2'11"

UPVC double glazed obscure window to the rear elevation. Ample space for storage. Plumbing for white goods. Wall mounted combination boiler. Continuation of the tiling to floor.

## REAR LOBBY

4'3" x 3'0"

UPVC door with obscure glass panels to the side elevation giving access to the garden. Continuation of the tiling to floor. Door into;

## W/C

2'6" x 4'8"

UPVC double glazed obscure window to the side elevation. Tiling to dado height. W/C. Tiling to floor.

## FIRST FLOOR LANDING

UPVC double glazed window to the rear elevation. Access to loft room via drop down ladder. Picture rail. Large built in storage cupboard. Fitted carpet. Doors off to all rooms.

## BEDROOM ONE

13'6" x 11'7"

Sash bay windows to the front elevation with impressive sea views. Furniture wardrobe with sliding mirror doors. Radiator. Fitted carpet.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Porth-y-castell, Barry, CF62 6QD

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS