



PONTYPRIDD ROAD

BARRY



# PONTYPRIDD ROAD

BARRY, CF62 7LS

£300,000 -

FREEHOLD



2 Bed



1 Bath



947.22 sq ft

Welcome to Pontypridd Road, Barry - a detached bungalow with endless potential! This true bungalow offers the flexibility of three potential bedrooms or living rooms, allowing you to tailor the space to suit your needs perfectly.

Situated in a desirable location, this property boasts a larger than average garden, providing a peaceful retreat with no overlooking neighbours. The detached garage adds convenience and extra storage space, perfect for housing your vehicles or creating a workshop.

Although the property may require some updating, this presents a fantastic opportunity for you to put your own stamp on it. With great potential to develop or extend (subject to planning permission), you can truly make this bungalow your own.

Don't miss out on the chance to transform this property into your dream home. Contact us today to arrange a viewing

## ENTRANCE

Via door with obscure glass panels leading into;

## PORCH

Tiling to dado height. Fitted carpet. Wooden door with stained glass panel leading into;

## HALLWAY

Access to loft spaces. Ceiling rose. Picture rail. Radiator. Fitted carpet. Doors off to all rooms.

## LIVING ROOM

14'11" x 11'09"

UPVC double glazed sliding doors to the front elevation giving access onto front patio area. Coving to ceiling. Picture rail. Feature fireplace with gas fire in situ. Radiator. Fitted carpet.

## KITCHEN

24'04" x 11'09"

Two UPVC double glazed windows to the side elevation. Coving to ceiling. Range of wall and base units with work surfaces over. Stainless steel two and a half bowl sink with mixer tap over. Built in oven with four ring gas hob and extractor fan above. Ample space for dining furniture. Radiator. Fitted carpet. Door into Utility room and open to;

## SECOND RECEPTION ROOM

19'04" x 6'03"

Two UPVC double glazed windows and door to the rear overlooking and leading to the rear garden. Large storage cupboard and wet room. Radiator. Fitted carpet.

## UTILITY ROOM

5'11" x 4'04"

Obscure window to the side elevation. Ample space and plumbing for white goods. Wall mounted combination boiler.

## BEDROOM ONE

13'02" x 11'11"

UPVC double glazed bay window to the front elevation. Picture rail. Range of fitted wardrobes with sliding mirror doors. Radiator. Fitted carpet.

## BEDROOM TWO

11'10" x 10'08"

Coving to ceiling. Gas fire in situ. Radiator. Fitted carpet. Double doors with glass panels to the rear giving access into second reception room.

## SHOWER ROOM

8'02" x 5'05"

UPVC double glazed obscure window to the side elevation. Tiling to dado height and splash back areas. Three piece suite comprising: Low level W/C. Pedestal wash hand basin with twin taps and double shower with wall mounted mixer shower. Extractor fan. Radiator. Wood effect flooring.


## REAR GARDEN

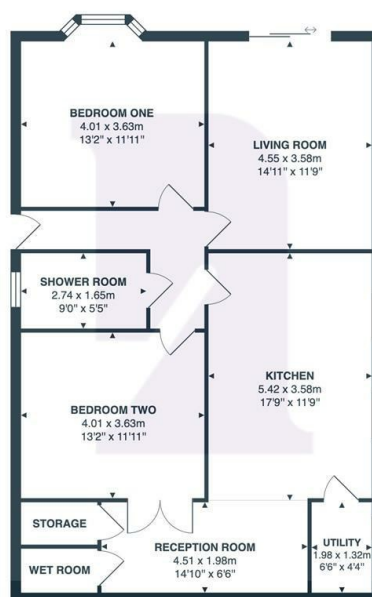
Private rear garden with no overlooking neighbours. Laid mainly with lawn. Patio area with path. Mature trees and shrubs. Door into garage and side gate giving access onto the driveway.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>63</b>	
(55-68) <b>D</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 	



**Pontypridd Road, Barry, CF62 7LS**

Total Area: 93.3 m<sup>2</sup> ... 1004 ft<sup>2</sup>

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS