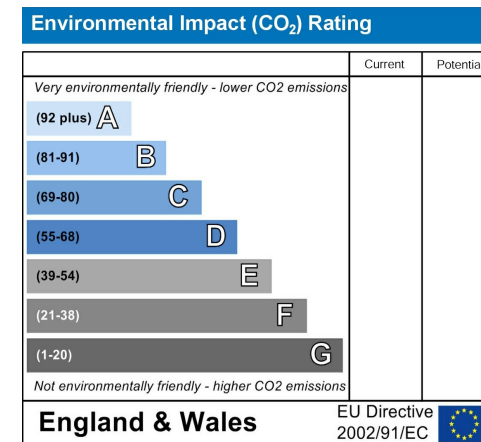
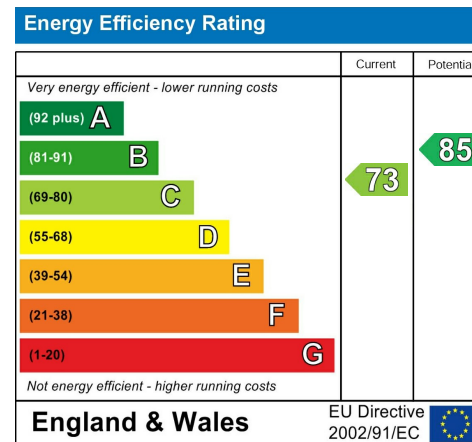


**Property Name:**  
**22 Porthkerry Road**  
**Barry**  
**CF62 7AX**

**Price:**  
**£415,000**

**Qualifier:**  
**Asking price**



## The Bullet Points

- Contemporary Luxury Living
- Modern Kitchen with High Gloss Units
- Versatile Loft Conversion with Panoramic Views
- Original Features
- Low-Maintenance Landscaped Gardens
- Open-plan design with Stylish Lounge and Snug
- Bi-Folding Doors to Tiered Rear Garden
- Underfloor Heating in the Kitchen and Dining Area
- Spacious Family Dining Room
- Convenient Rear Lane Access with Electric Gate



# The Main Text

This luxurious property offers a stunning blend of contemporary design and classic elegance, providing an exceptional living experience. The entrance welcomes you through a composite door leading into a well-appointed lounge with coving to the ceiling, featuring a chimney breast with a slate hearth.

Both front and rear gardens are meticulously designed, with the rear garden featuring an electric gate for convenient access. The front garden is enclosed with low walls and wrought iron railings, leading to the entrance through a porcelain tile pathway. This property is a testament to refined living, offering a harmonious blend of comfort, style, and panoramic vistas.

The lounge, a focal point of comfort and style, is enriched with modern amenities, ensuring a delightful living experience. Original features like a fireplace and bay windows with electric blinds add a touch of classic charm, creating a cosy ambience for relaxation. Equipped with a radiator, television aerial, internet, and telephone points, the lounge seamlessly blends convenience with elegance. The flooring, a harmonious combination of stylish tiles and fitted carpet, not only enhances the aesthetic appeal but also contributes to the overall warmth of the space. This room offers a vast, inviting atmosphere, making it an ideal place to unwind and entertain.

Moving seamlessly into the open-plan snug, the atmosphere is enhanced by coving to the ceiling and a feature inset to the chimney breast with a floating mantle and slate hearth. Ample storage space is cleverly integrated under the stairs, and a carpet runner leads to the first-floor landing.

The kitchen, part of the open-plan design, is a masterpiece of modernity. It showcases high-gloss wall and base units with marble-effect granite work surfaces. A range of built-in appliances, including a Built-in Oven/grill, Oven/Microwave, and Drawer plate warmer, elevate the kitchen's functionality. The plumbed underfloor heating adds a touch of luxury to the tiled floor.

The dining room, also open to the kitchen, offers a spacious area for a large family dining suite. Bi-folding doors provide a seamless transition to the enclosed low-maintenance tiered rear garden. This outdoor space is designed for relaxation and entertainment, featuring laid porcelain tiles with a glass balustrade, an artificial lawn, and convenient rear lane access through a large electric gate.

Ascending to the first floor, the landing is adorned with spotlights, smoke detectors, chrome effect light switches, and power points. The three double bedrooms on this level blend original features with modern comforts. Each room is thoughtfully designed, with radiators and fitted carpets, ensuring functionality and style. The main bedroom stands out with an expansive bay window with electric blinds, bathing the room in natural light and adding to its vast size. The family bathroom and separate shower room on this floor boast contemporary fixtures, spotlights, and stylish tiling, completing this exceptional property's luxurious and well-appointed living spaces.

The journey continues to the second floor, revealing a loft conversion that provides breathtaking panoramic views of Barry Island, the Bristol Channel, and the Somerset Coastline. This versatile space includes ample built-in storage to the eaves, a radiator, power points, and a fitted carpet.

## Additional Information

Type of home: Terraced House  
Tenure: Freehold  
EPC Rating: (C)  
Council tax band: D  
Borough: Vale of Glamorgan

## Sellers Notes -

We had a new roof approximately two years ago and new sash windows to the front last year.

Complete electrical rewiring in the previous four years.

A new combination boiler was installed in the previous four years, and the boiler is serviced annually, last on Dec 23, and new upright radiators to the ground floor in Dec 2023.

Security cameras and electric blinds are included.

## The Local Area

Situated at Porthkerry Road, Barry, CF62 7AX, this property enjoys a prime location in a vibrant and sought-after neighbourhood. Residents benefit from proximity to the picturesque Porthkerry Park, providing a serene escape with its lush greenery and coastal views. The Barry Island beach is just a stone's throw away, offering sandy shores and a charming seaside atmosphere. The local area is well-connected, with convenient access to shops, restaurants, and schools. Barry itself boasts a rich history, evident in landmarks like Barry Castle. Residents can effortlessly explore the broader Barry area and beyond with easy access to transportation links, including the nearby Barry train station. This property at Porthkerry Road offers luxurious living and the perfect blend of seaside tranquility and urban convenience.

## Education

Nestled in the vibrant community surrounding Porthkerry Road, Barry, CF62 7AX, residents can access various reputable local schools, ensuring excellent educational opportunities for families. Proximity to primary schools such as Romilly Primary School and Holton Primary School provides a strong foundation for

younger learners. Barry Comprehensive School, a well-regarded secondary institution, caters to older students and is known for its commitment to academic excellence. Several nurseries and early learning centres are nearby, contributing to a comprehensive educational landscape. The community's dedication to quality education makes this neighbourhood ideal for families seeking a nurturing environment for their children's academic growth and development.

## Transport

The transport around Porthkerry Road, Barry, CF62 7AX, boasts excellent connectivity through various transportation options, making it a convenient hub for residents. The Barry train station, a short distance away, facilitates easy commuting, providing direct rail links to Cardiff and other major destinations. Additionally, well-established bus routes traverse the area, offering efficient public transportation services. For those who prefer to drive, convenient access to major roadways, including the A4050 and M4 motorway, ensures seamless connectivity to neighbouring towns and cities. Whether by rail, bus, or car, residents of this area enjoy the convenience of diverse and well-connected transportation options, enhancing accessibility and facilitating travel for both daily commutes and leisure activities.

## Key Information

### Water:

What is the nature of the property's water supply? DWYR mains

Does the water source originate from a private well, and if so, what are the maintenance requirements and water quality standards? n/a

Are there any additional costs associated with maintaining the water supply? none

### Heating:

What is the nature of the property's heating supply? Combination Boiler, Radiators, Underfloor heating

Is the property linked to the main gas line, or does it rely on an LPG heating system? Mains Gas

What are the evaluation requirements and potential costs associated with the heating system? N/a

### Electric:

What is the nature of the property's electricity supply? Octopus Energy

Does the property operate independently of the national grid and rely on a generator for power? National Grid

What are the evaluation requirements and potential costs associated with the electricity supply? N/a

### Sewerage:

What is the nature of the property's sewerage supply? Mains Supply

Does the property use septic tanks or cesspits, and what are the maintenance requirements? No

What are the costs associated with different sewerage providers, and are there any registration and record-keeping requirements for septic tanks? n/a

### Broadband:

What is the nature of the property's broadband supply? SKY

Is a broadband connection available, or will there be additional costs for establishing a connection? Available

### Parking:

What is the availability of parking for the property? Street (Motor Bike rear garden parking)

Are there additional costs associated with parking, such as the need for parking permits? N/a

### Rights and Restrictions:

Are there any rights or restrictions for the property? No

Are there any private rights of way associated with the property? No

Are there any public rights of way affecting the property? No

Is the property listed, and if so, what restrictions apply? No

Are there any other specific restrictions that apply to the property? No

### Risks:

Are there any risks associated with the property? No

Has the property experienced flooding in the last five years? No

Are there flood defences in place for the property? No

What is the source of any potential flooding risk? N/a

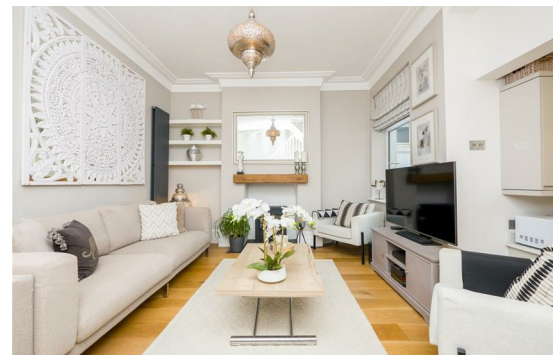


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22 Porthkerry Road, Barry, CF62 7AX

# The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.

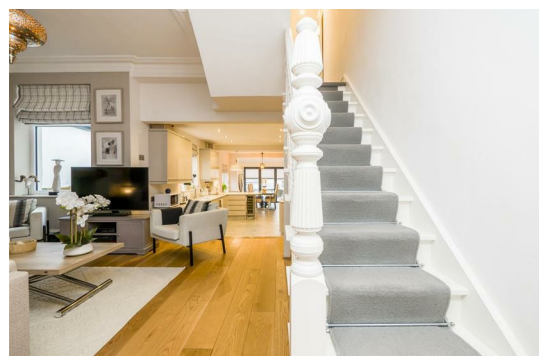
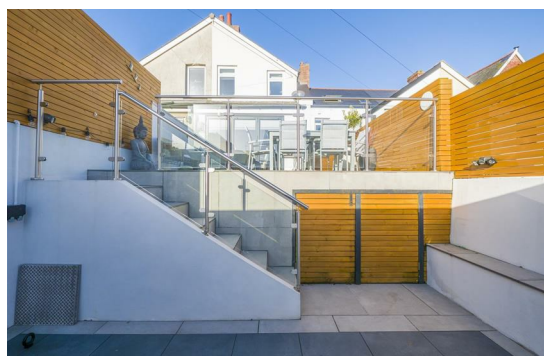
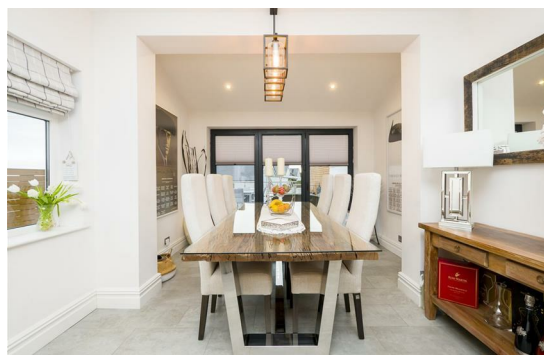
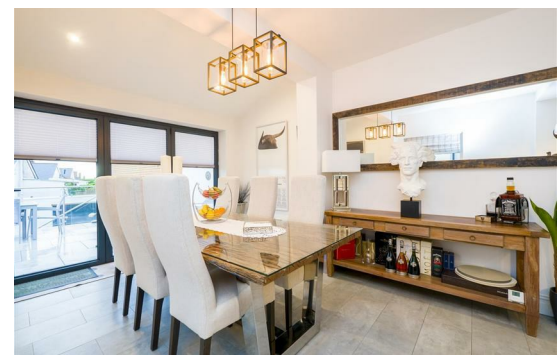


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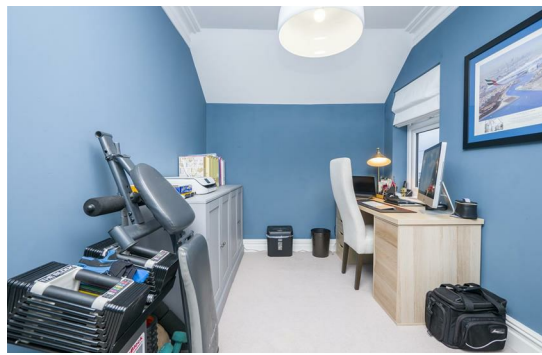
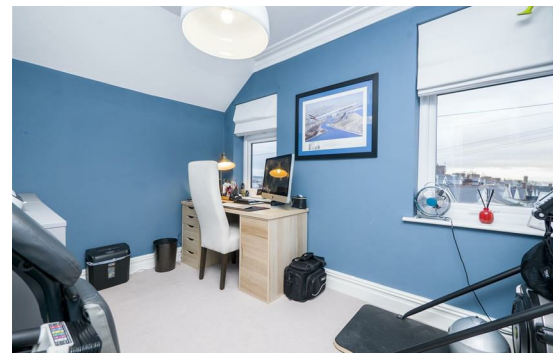


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Total floor area 169.5 sq.m. (1,824 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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