

The Overview

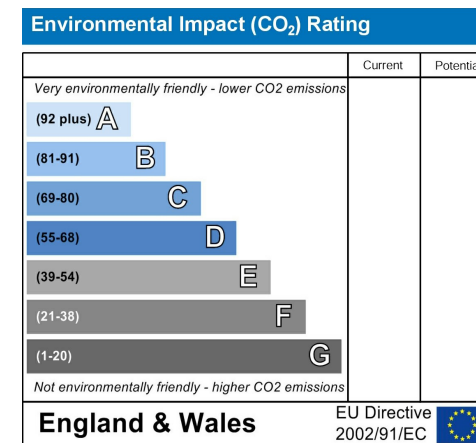
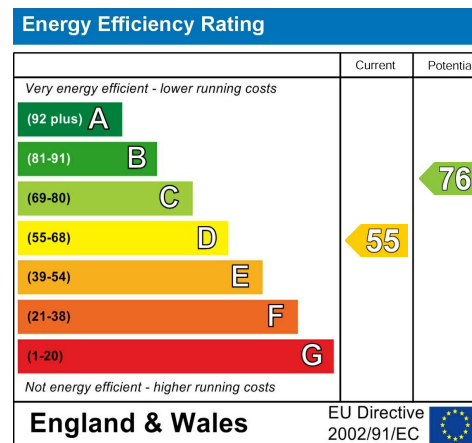
Property Name:
85 Porth-Y-Castell
Barry
CF62 6QE

Price:
£525,000

Qualifier:
Asking price



The EPC



The Bullet Points

- West End
- Elegant bay window dining room
- Bright and airy kitchen/diner
- En-suite master with balcony
- Well-maintained garden
- Garage and off-street parking
- Stunning reception rooms
- Large breakfast bar
- Built-in wardrobes
- Convenient downstairs toilet



85 Porth-Y-Castell, Barry, CF62 6QE

The Main Text

Welcome to Porth-Y-Castell, Barry, CF62 6QE, a luxurious four-bedroom semi-detached property that epitomizes contemporary elegance and comfort. This stunning home features a garage and off-street parking, ensuring convenience and ease from arrival.

As you enter the property, you are greeted by a welcoming large hallway that sets the tone for the spacious and stylish interiors. The first reception room, currently used as a dining room, boasts a beautiful bay window that fills the space with natural light. This room also features a lovely fireplace, creating a warm and inviting atmosphere for family gatherings and dinner parties.

The second reception room is a true highlight, offering a stunning and spacious relaxing area. This room also includes a fireplace and patio doors that open onto the garden, seamlessly blending indoor and outdoor living.

The large kitchen/diner area is beautifully bright and airy, designed to be the heart of the home. The kitchen is functional and stylish, with ample space for all your appliances. A lovely window and glass door by the sink offer picturesque views of the garden, while a large breakfast bar table provides a perfect spot for casual dining. Additional patio doors from the breakfast bar area lead directly to the garden, enhancing the flow of this delightful space. For added convenience, there is also a downstairs toilet.

On the first floor, you will find three spacious double bedrooms. One bedroom features built-in wardrobes across an entire wall, an en-suite bathroom, and a balcony overlooking the stunning garden a perfect retreat for unwinding. Another bedroom also offers built-in wardrobes, ensuring ample storage space. The family bathroom on this floor is elegantly designed, complete with a separate shower.

The second floor hosts a spacious double bedroom, providing a private and serene space that can be used as a guest room or a master suite. This bedroom also offers ample storage, adding to its practicality and appeal.

The garden of this property is a true gem, meticulously maintained with lovely plants and a patio area ideal for seating and entertaining. It offers a tranquil and beautiful outdoor space to enjoy throughout the year.

Additional Information
Type of home: Semi-Detached
Tenure: Freehold
EPC:
Council tax band: F
Borough: Vale of Glamorgan

Local Area

The area around Porth-Y-Castell, Barry, CF62 6QE, is known for its vibrant community atmosphere and picturesque surroundings. Residents enjoy various amenities, including charming local shops, delightful cafes, and inviting restaurants offering diverse culinary experiences. The area is also rich in natural beauty, with nearby parks and green spaces providing perfect spots for leisurely walks and outdoor activities. Additionally, Barry's beautiful coastline, with its stunning beaches and scenic views, is just a short distance away, offering ample opportunities for relaxation and recreation. This desirable neighbourhood combines convenience, charm, and natural beauty, making it an ideal place to call home.

Schools

The area surrounding Porth-Y-Castell, Barry, CF62 6QE, boasts a selection of reputable schools catering to various age groups. Families will find a range of educational institutions known for their strong academic performance and supportive learning environments. These schools offer a comprehensive curriculum and a variety of extracurricular activities, ensuring a well-rounded education for students. The presence of highly regarded educational facilities contributes to the area's appeal, making it a sought-after location for families seeking quality education for their children.

Local Transport

Local transport options around Porth-Y-Castell, Barry, CF62 6QE provide convenient connectivity throughout the area and beyond. Residents benefit from regular bus services that link the neighbourhood to nearby towns and cities, offering flexibility for commuting and leisure activities. The area is well-served by road networks, providing easy access to major routes such as highways and motorways. The nearby train station offers regular services for those preferring rail travel, enhancing accessibility to wider transport networks. Overall, the local transport infrastructure ensures efficient travel options, facilitating residents' daily commutes and leisurely outings.

Key Information

Water:

What is the nature of the property's water supply? Welsh Water

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? N/A

Heating:

What is the nature of the property's heating supply? Boiler

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

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? Sewage Mains

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? broadband connection is available- currently with Virgin Media

Is a broadband connection available, or will there be additional costs for establishing a connection? Cost to owner if they would like broadband from network provider

Parking:

What is the availability of parking for the property? Off-Street 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? No



RE/MAX
Estate Agents

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The Photographs

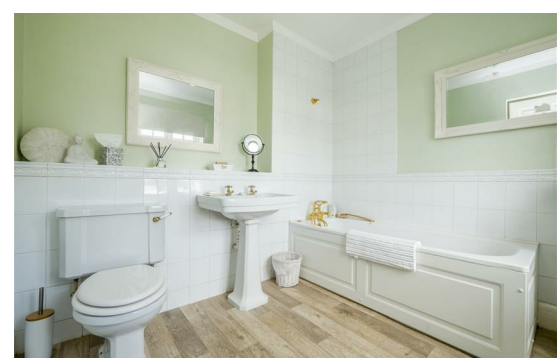
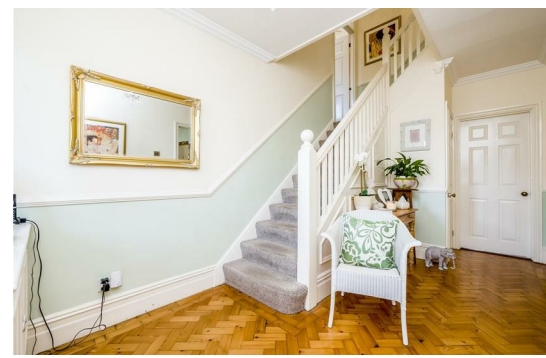
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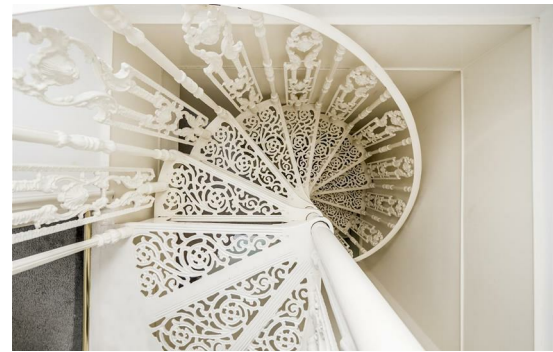
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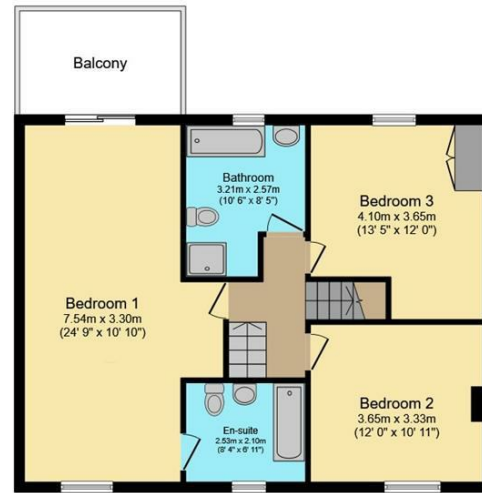
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Ground Floor
 Floor area 93.2 m² (1,004 sq.ft.)



First Floor
 Floor area 80.8 m² (870 sq.ft.)



Second Floor
 Floor area 27.5 m² (296 sq.ft.)

TOTAL: 201.5 m² (2,169 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

