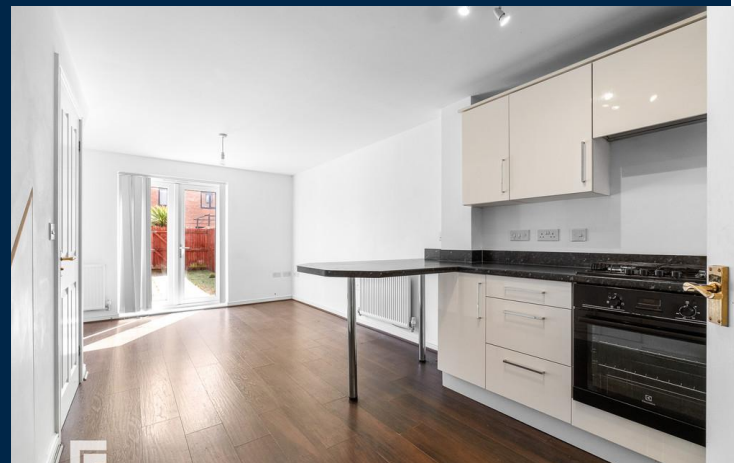




PORTLAND DRIVE
BARRY CF62 5AU

£225,000



MID TERRACED HOUSE



2



1



2



1

Presenting this charming two-bedroom house, perfectly situated in the highly desirable Barry Waterfront area. Fresh to the market, this inviting home boasts a bright and spacious layout, ideal for contemporary family living or a first-time purchase.

Step inside to discover two well-proportioned bedrooms, providing comfortable accommodation and ample storage options. The modern bathroom has been thoughtfully designed, offering convenience and comfort for busy mornings or relaxing evenings.

The exterior of the property features a private driveway to the front, offering valuable off-street parking, while the rear garden presents a tranquil spot to enjoy outdoor entertaining or peaceful downtime.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX :

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM TWO

12' 1" x 7' 9" (3.68m x 2.36m)

Two double glazed windows to the front. Radiator. Fitted carpet.

BATHROOM

With suite to comprise panelled bath with shower over, closed cistern w.c and wash hand basin. Ceramic tile to splash back areas. Laminate flooring.

OUTSIDE

To the front: Driveway providing off road parking.

To the rear: Enclosed low maintenance garden laid to paving with artificial lawn. Rear gate with access to the front.

ENTRANCE HALL

Entered via composite front door. Laminate flooring. Radiator. Carpeted stairs to the first floor. Door to:

LOUNGE/KITCHEN

22' 2" x 12' 4" (6.76m x 3.76m)

Open plan Kitchen/Lounge to comprise:

Fitted Kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating stainless steel sink and drainer with mixer taps over. Recess and plumbing for appliance and space for fridge/freezer. Four burner gas hob and electric oven with extractor over. Breakfast bar of similar finish to work surfaces. Laminate flooring. Double glazed window to the front. Open to: Lounge Area with continuation of flooring. Two radiators. Double glazed french doors to the rear offering access to the garden. Door to:

CLOAKROOM

Closed cistern w.c and pedestal wash hand basin. Laminate flooring. Radiator.

FIRST FLOOR ACCOMMODATION

Carpeted stairs rising to the first floor. Doors to all rooms. Access to the loft space.

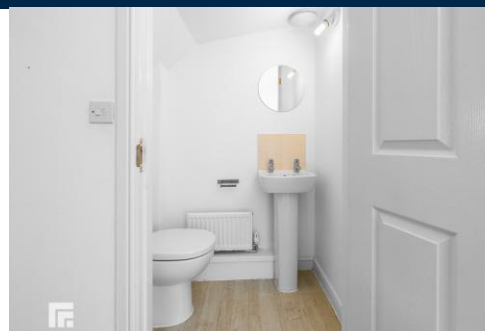
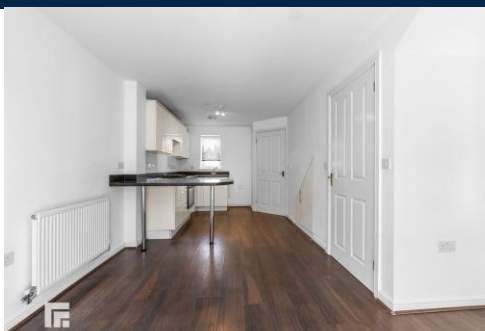
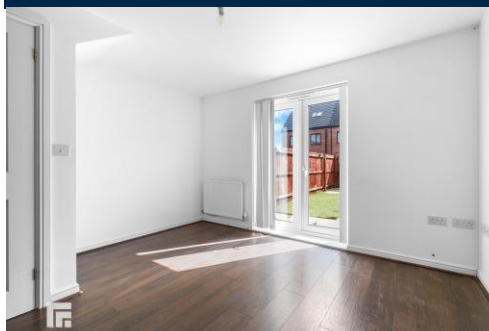
BEDROOM ONE

12' 1" x 8' 7" (3.68m x 2.62m)

Main double bedroom with double glazed window to the rear. Radiator. Fitted carpet.

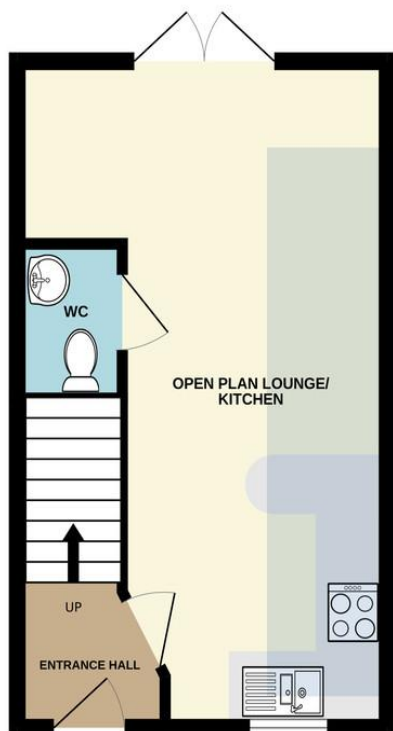


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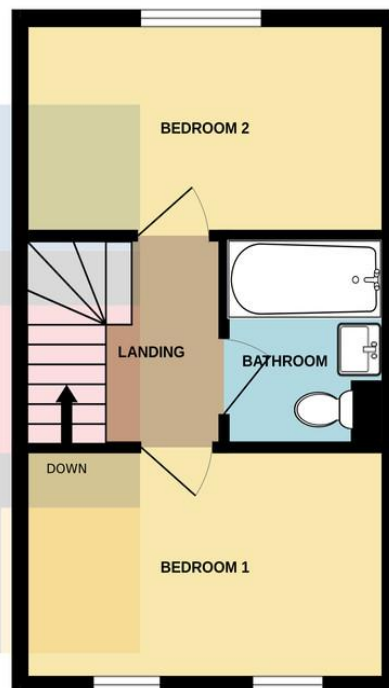


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GROUND FLOOR
288 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
285 sq.ft. (26.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BARRY 01446 744750

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