

117 Port Road East

Barry, Vale of Glamorgan, CF62 9PX



A very spacious semi-detached property, located on the outskirts of Barry but offering excellent access into the town but also out into the Vale of Glamorgan and to Cardiff and the M4 through Wenvoe. The property has been reconfigured and upgraded to a high specification and comprises two reception rooms, kitchen / diner and bathroom on the ground floor along with four bedrooms above - each with its own toilet and sink. There is extensive off road parking to the front and an enclosed, south facing rear garden. EPC: B.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£525,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Porch 3' 2" x 10' 7" (0.96m x 3.23m)

uPVC double glazed panel front door and window along with a matching inner door to the hall. Vinyl floor. Electric lights.

Hall

Vinyl flooring. Central heating radiator. Power points. Doors to both reception rooms, the kitchen diner and the bathroom. Under stair cupboard.

Living Room 10' 8" x 12' 2" (3.24m x 3.72m)

Fitted carpet. Large uPVC double glazed window to the front with vertical blinds. Central heating radiator. Power points and TV point. Fitted wall light.

Lounge 10' 11" max x 16' 9" (3.32m max x 5.1m)

Fitted carpet uPVC double glazed window to the front with vertical blinds. Central heating radiator. Power points and TV point. Fitted wall light.

Kitchen / Diner 14' 5" x 13' 2" (4.4m x 4.01m)

A well-sized kitchen with dining space to the back of the house onto the garden. Luxury vinyl flooring. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob and extractor hood over. One and a half bowl stainless steel sink with drainer. Plumbing for washing machine. Space for washing machine. Space for a dining table and chairs. uPVC double glazed window to the side and double doors out onto the garden. Part tiled walls. Power points.

Bathroom 6' 6" x 13' 3" (1.98m x 4.04m)

A spacious bathroom with suite comprising a freestanding bath with hand shower fitting and mixer tap, a walk-in shower with dual head mixer shower, a WC and a basin with storage below. Tiled flooring throughout and part tiled walls. Part timber clad walls. uPVC double glazed window to the rear. Heated towel rail. Extractor fan. Two fitted wall lights.

First Floor

Landing

Fitted carpet to the stairs and landing. Built-in cupboard with gas combination boiler. Central heating radiator. Power points. Doors to all four bedrooms and stairs to the second floor.

Bedroom 1 10' 8" x 12' 1" (3.25m x 3.68m)

Double bedroom with uPVC double glazed window to the front of the property and an en-suite with WC and basin. Fitted carpet. Vertical blinds to the window. Central heating radiator. Power points and TV point. Door to the en-suite.

En-Suite WC 3' 1" x 6' 0" (0.95m x 1.84m)

Vinyl floor. Part tiled walls. Light with sensor. Extractor fan. WC and basin.

Bedroom 2 11' 2" x 12' 10" (3.4m x 3.91m)

The second front facing double bedroom, once again with uPVC double glazed window and fitted vertical blinds. Fitted carpet. Power points and TV point. Central heating radiator. Door to the en-suite.

En-Suite WC 6' 1" x 4' 0" (1.86m x 1.21m)

Vinyl floor. Part tiled walls. Light with sensor. Extractor fan. WC and basin.

Bedroom 3 10' 10" x 13' 5" (3.29m x 4.08m)

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Power points and TV point. Fitted wall light. Door to the en-suite.

En-Suite WC 7' 7" x 2' 10" (2.31m x 0.87m)

Vinyl floor. Part tiled walls. Light with sensor. Extractor fan. WC and basin.

Bedroom 4 9' 10" x 12' 10" (3m x 3.91m)

Fitted carpet. uPVC double glazed window to the rear with fitted vertical blinds. Central heating radiator. Power points.

Second Floor

Bedroom 5 16' 10" x 11' 6" (5.12m x 3.5m)

Accessed from a small carpeted landing with large Velux window to the front, this is a well-proportioned double bedroom with uPVC double glazed window to the side and another large Velux window to the rear. Central heating radiator with cover. Eaves storage. Power points.

Outside

Front

Extensive front parking laid to stone chippings, for at least four to five cars. Wide side access to the front door and rear garden. Outside power point.

Rear Garden

An exposed rear garden with paved patio, lawn and stone chippings. Gated side access to the front.

Additional Information

Tenure

The property is held on a freehold basis (WA90024).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3029.16 for 2025/26.

Approximate Gross Internal Area

1845 sq ft / 171.4 sq m.

Utilities

The property is connected to mains gas, electricity, water and sewerage services, and has gas central heating.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
© 2025 Viewplan.co.uk









