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Homes House, Suite 9 & 10

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MR HOMES
SALES & LETTINGS



Port Road East
Barry, Vale of Glamorgan
CF62 9PY

Guide Price £365,000 to £375,000
Freehold

Port Road East, Barry, Vale of Glamorgan, CF62 9PY

- EXTENDED 4-BEDROOM SEMI-DETACHED
- SUBSTANTIAL CORNER PLOT
- SOUTH-FACING REAR GARDEN
- DRIVEWAY & PARKING
- GARAGE
- ENSUITE & BALCONY TO PRIMARY BEDROOM
- ORIGINAL PERIOD FEATURES
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- FREEHOLD



EXTENDED PERIOD 4-BEDROOM SEMI-DETACHED - SUBSTANTIAL CORNER PLOT - SOUTH-FACING REAR GARDEN - ORIGINAL PERIOD FEATURES - DRIVEWAY, GARAGE AND PARKING - MODERN KITCHEN WITH HIGH-END INTEGRATED APPLIANCES - DUAL ASPECT LIVING ROOM WITH FRENCH DOORS TO REAR GARDEN - DINING ROOM WITH PERIOD BAY WINDOW & OPEN PLAN TO KITCHEN - FAMILY BATHROOM - ENSUITE SHOWER TO PRIMARY BEDROOM - BALCONY TO PRIMARY BEDROOM WITH VIEWS TO NEARBY COLCOT PARK - uPVC DOUBLE GLAZING - GAS CENTRAL HEATING – FREEHOLD

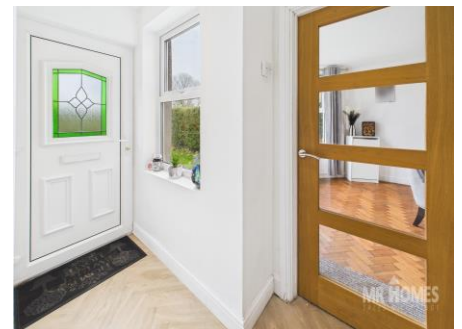
MR HOMES are delighted to represent our clients in bringing to market this characterful, extended period 4-bedroom semi-detached property situated on a substantial corner plot that wraps around the property. The large, south-facing rear garden provides a fantastic suntrap for entertaining with friends and family. The property also benefits from off-street parking via its driveway that leads to the outbuilding/garage with double doors to the front and uPVC French Doors to the side. This is an ideal family home given it has superb flow from the dual aspect Living Room through to the Kitchen which is open plan to the Dining Room. Moreover, thanks to the fantastic side extension all 4 bedrooms are genuine doubles and one of the rear bedrooms even benefits from a distant sea view. The primary bedroom has the extra special touches of an ensuite shower and French doors leading out onto a balcony with views to nearby Colcot Park.

Tenure: Freehold

EPC Rating: D
Council Tax Band: C
Mains Electricity & Gas. Mains Water & Sewerage connected to Mains Drains.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

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Outside Front

Approached via timber gate leading to block paved path to Entry; area laid to lawn to side; brick edged area laid to artificial lawn to side; block paved pathway to side of property and driveway, accessed from front/road via timber gates.

Entrance Hallway

7' 5" x 2' 11" (2.26m x 0.89m)

Accessed via uPVC front door with obscured, leaded DG panel; vinyl flooring; RCD Consumer Unit; access to Downstairs WC, Living Room and Dining Room; uPVC DG window to side

Downstairs WC

3' 5" x 2' 9" (1.04m x 0.84m)

Vinyl flooring; WC with integrated sink and tap; uPVC obscured DG window to side

Dining Room

14' 9" INTO BAY x 12' 11" MAX (4.49m x 3.93m)

Original wooden block parquet flooring and reinstated original floor tiles from entrance to foot of chimney breast; radiator; bay window with uPVC DG windows; open plan to Kitchen

Kitchen

8' 9" x 16' 4" (2.66m x 4.97m)

Tiled flooring; under stairs storage cupboard; matching wall and base kitchen units with worktops over and tiled splash backs; stainless steel sink with half bowl and draining board and hose type mixer tap; integrated Russell Hobs 4-ring electric hob; integrated Hisense electric fan-assisted oven and separate grill; integrated Microwave; integrated fridge/freezer; space and plumbing for washing machine; space and plumbing for dishwasher; gas central heating Combi boiler: BAXI Duo-tec (approx 11-years old); uPVC DG window to rear; uPVC French Doors provide access to Rear Garden

Living Room

21' 10" x 12' 0" (6.65m x 3.65m)

AMTICO flooring; 2 x radiators; uPVC DG windows to front and uPVC DG French Doors to the rear provide access to Rear Garden

Split-Level Landing

Carpeted; to the left provides access to Family Bathroom, 2 Bedrooms and access to stairs Loft; to the right provides access to 2 Bedrooms, including the Primary with Ensuite

Family Bathroom

8' 7" x 7' 10" (2.61m x 2.39m)

Tiled flooring; fully tiled walls; central bathtub capped in matching tiling with stainless steel mixer tap and shower attachment; WC; pedestal wash hand basin with separate hot and cold water taps; ladder-style radiator; uPVC obscured DG window to rear

Bedroom 1

13' 3" x 12' 6" (4.04m x 3.81m)

Laminate flooring; radiator; uPVC DG French Doors lead out onto balcony (14'2" x 4'9"/4.33m x 1.47m)); access to Ensuite

Ensuite Shower Room

4' 0" x 5' 6" (1.22m x 1.68m)

Tiled flooring; wet wall panels; WC; pedestal wash hand basin with mixer tap; full-width shower tray with sliding doors and mains powered dual shower heads; uPVC obscured DG window to front

Bedroom 2

11' 10" INTO BAY x 10' 9" MAX (3.60m x 3.27m)

Laminate flooring; radiator; bay window with uPVC DG to front

Bedroom 3

11' 7" x 8' 1" (3.53m x 2.46m)

Laminate flooring; radiator; uPVC DG windows to rear

Bedroom 4

6' 7" x 12' 2" (2.01m x 3.71m)

Laminate flooring; radiator; uPVC DG window to rear

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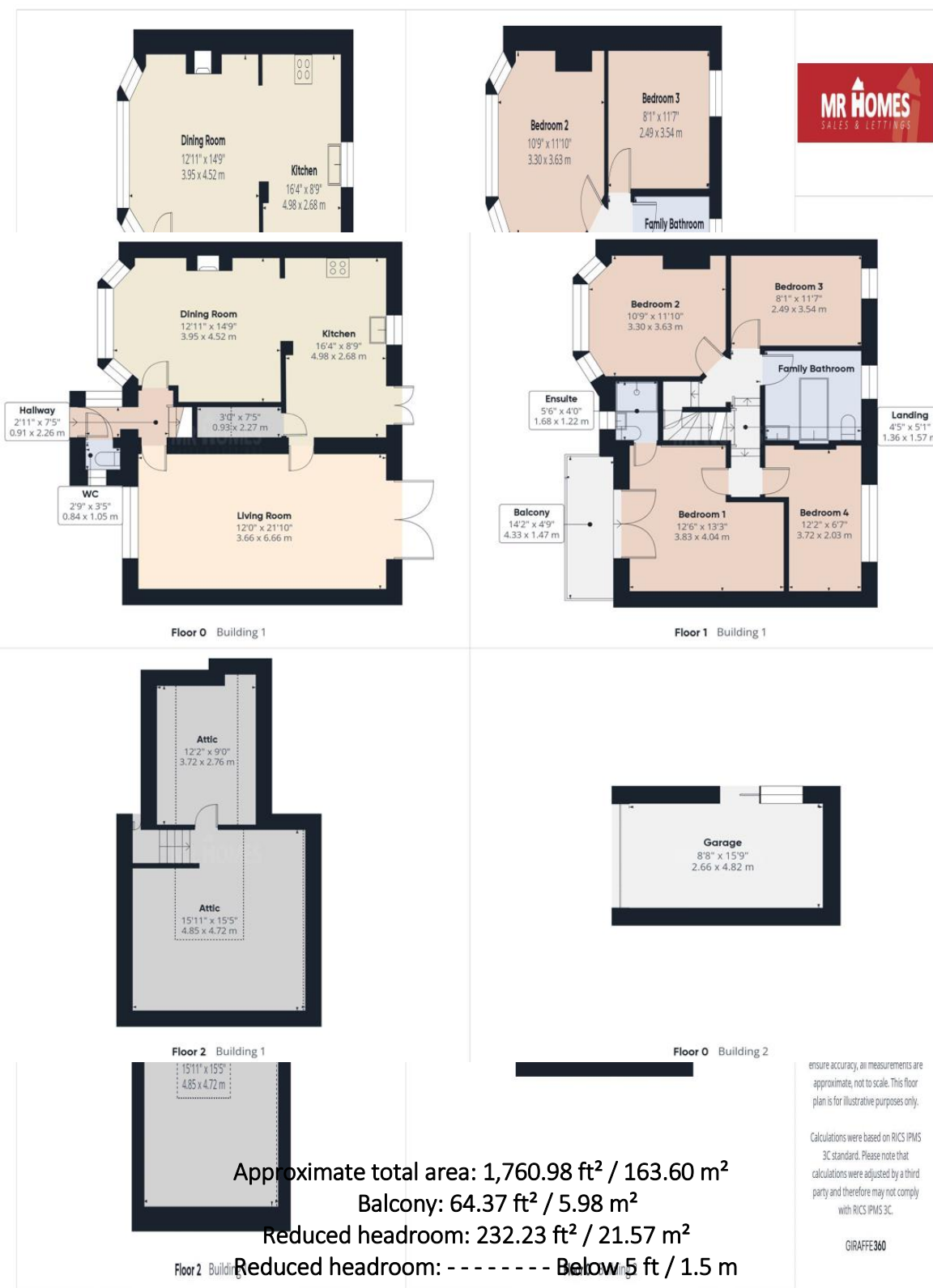
Stairs rise from First Floor Landing; boarded; power and light; 2 x Dakstra roof windows

Rear Garden

Large patio area laid to stone slabs; area to rear corner laid to stone chippings with rockery; area to side laid with block paving leaving to side entrance to garage/outbuilding.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
 This floor plan is for illustrative purposes only.
 Calculations are based on RICS IPMS 3C standard.

CARDIFF & THE VALE

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