

1 Porthkerry Road, Barry  
£330,000



# 1 Porthkerry Road

Barry, Barry

Substantial Victorian property in need of refurbishment - 5 bedrooms and large drive. West End!

Council Tax band: D

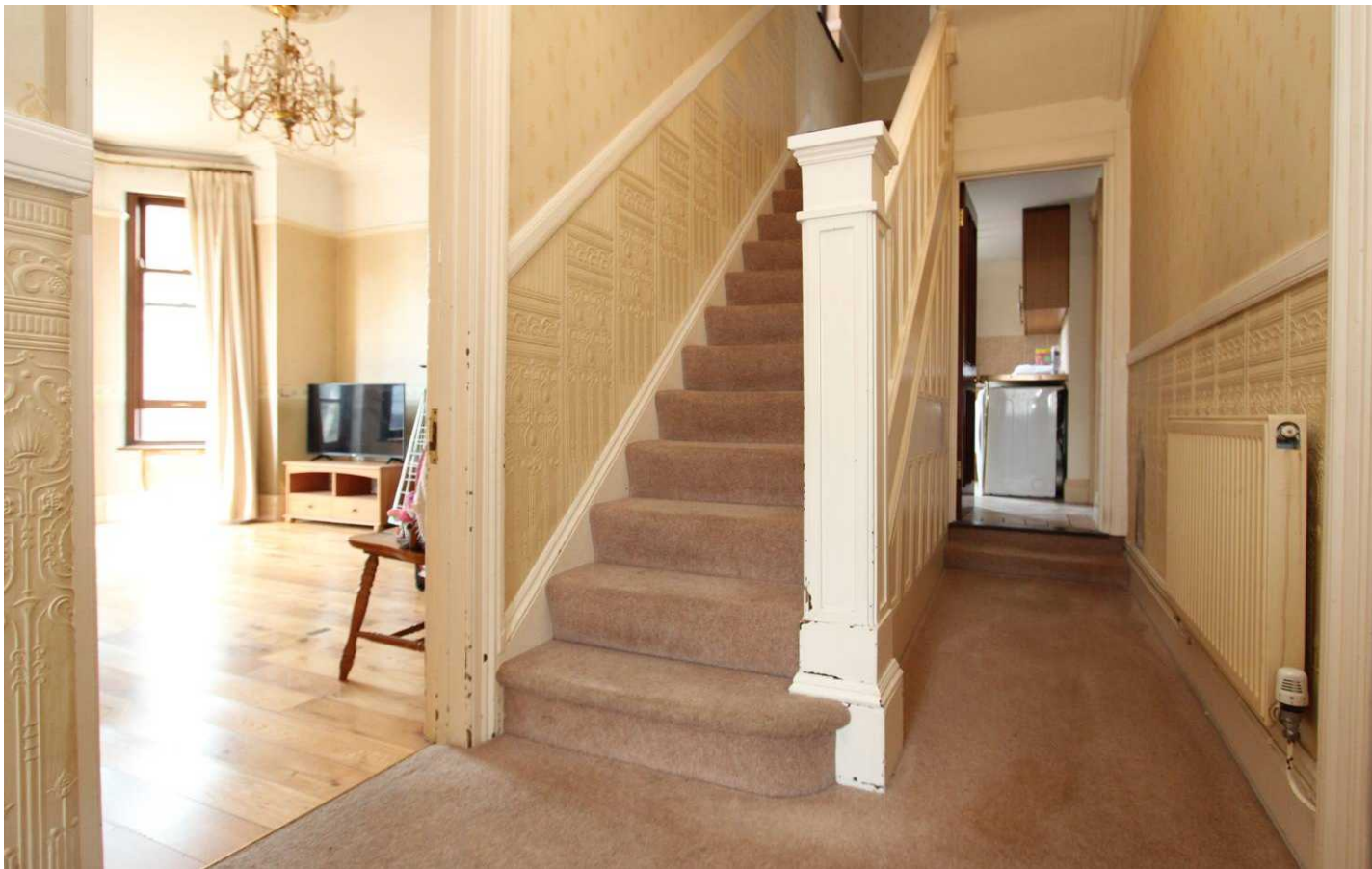
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- NO ONWARD CHAIN; FULL OF ORIGINAL VICTORIAN FEATURES
- THREE RECEPTIONS ROOMS; UTILITY AND EAT IN KITCHEN
- GROUND FLOOR AND FIRST FLOOR BATHROOMS
- FIVE BEDROOMS; DRIVEWAY FOR 4/5 CARS
- NO ONWARD CHAIN; EPC D6I
- SOUGHT AFTER WEST END LOCATION
- IN NEED OF REFURBISHMENT





### **Porch**

Accessed via wooden front door. Victorian tiled floor and coved ceiling. Further wooden door leads to the hallway.

### **Entrance Hallway**

Carpeted long hallway with stairs leading to the first floor. Radiator. Original style doors lead to lounge, dining room, family room, kitchen and utility. Under stair storage.

### **Dining Room**

16' 1" x 11' 10" (4.90m x 3.61m)

Measurements into bay. A carpeted, large reception room with front aspect bay window. Fireplace. Fitted cupboards. papered ceiling with ceiling rose. 2 radiators.

### **Lounge**

16' 6" x 13' 8" (5.03m x 4.17m)

Measurements into bay. Carpeted large lounge with front aspect deep bay window. Papered ceiling with ornate ceiling rose. Two radiators. Focal point of a fireplace with original style tiles and hearth.

### **Family Room**

16' 10" x 12' 8" (5.13m x 3.86m)

A third reception room with wooden floor and feature bay windows to the side with door leading to the exterior. Ceiling rose. Radiator. Fireplace (log burner).

### **Kitchen**

12' 8" x 12' 3" (3.86m x 3.73m)

A good size kitchen with space for family table and chairs. A range of fitted eye level and base units. Integrated dishwasher and Belfast sink with mixer tap. Large Aga cooker / stove. Tiled floor. Windows and double opening doors leading to the rear garden with stained glass windows above.

### **Utility**

11' 2" x 5' 2" (3.40m x 1.57m)

Eye level and base units with work surfaces. Inset one and a half bowl sink unit. Wall mounted boiler. Space





### Utility

11' 2" x 5' 2" (3.40m x 1.57m)

Eye level and base units with work surfaces. Inset one and a half bowl sink unit. Wall mounted boiler. Space for washing machine and tumble dryer. Tiled floor. Radiator. Doors lead to a shower room, under stair cupboard plus a door to the rear garden.

### Shower Room

8' 9" x 4' 0" (2.67m x 1.22m)

Measurements exclude depth of shower. With a tiled floor, continued from utility. White pedestal wash basin and WC plus cubicle with electric shower inset. Radiator. Extractor. Side aspect window.

### Landing

Carpeted, matching the stairs and with coved ceilings plus ceiling rose. Side aspect window. Original style doors give access to the five bedrooms and bathroom. Loft hatch.

### Bedroom One

16' 6" x 13' 7" (5.03m x 4.14m)

Carpeted double bedroom with front aspect bay window. Two radiators and original style fireplace.

### Bedroom Two

12' 7" x 12' 2" (3.84m x 3.71m)

Carpeted double bedroom with front aspect window and radiator. Fitted storage cupboards. Original style fireplace.

### Bedroom Three

16' 7" x 12' 9" (5.05m x 3.89m)

Carpeted double bedroom with side aspect bay window. Radiator. Original fireplace.

### Bedroom Four

12' 9" x 12' 2" (3.89m x 3.71m)

Carpeted double bedroom with rear aspect window. Radiator. Original style fireplace.

### Family Bathroom

10' 4" x 9' 5" (3.15m x 2.87m)

A large bathroom with tiled effect vinyl floor and rear aspect window. Radiator. Suite comprises stand alone claw foot bath, pedestal basin, WC and plus bidet.





#### **FRONT GARDEN**

Steps lead to the front porch and in between established shrubs / plants.

#### **REAR GARDEN**

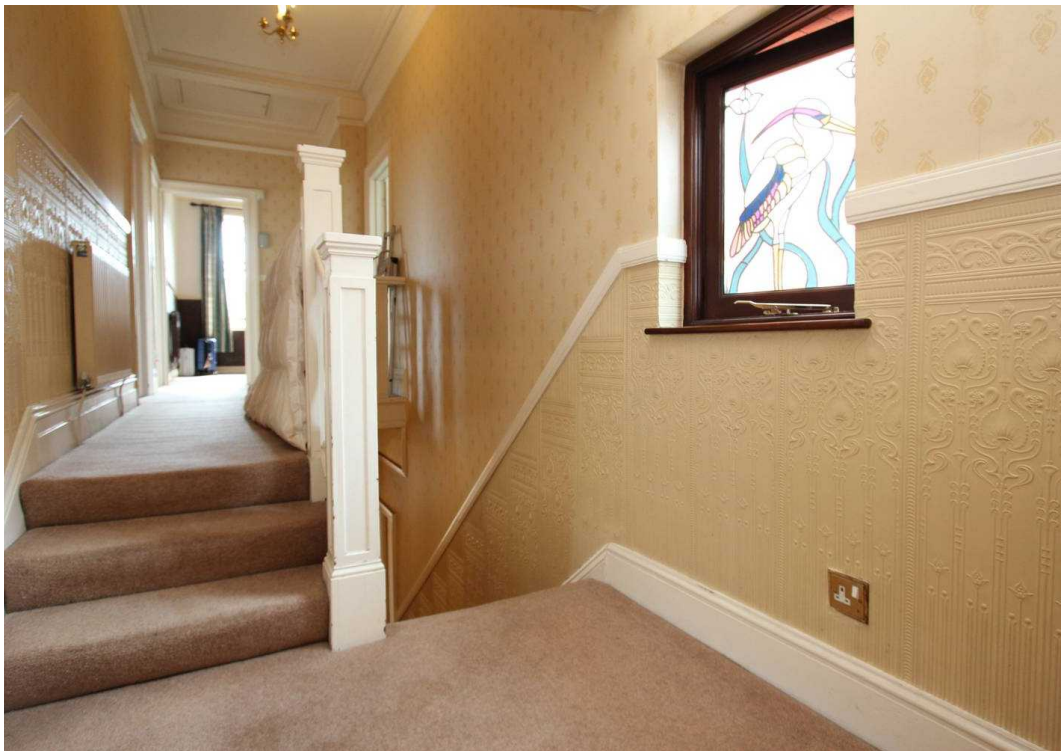
The rear and side are of low maintenance and mainly laid with patio and brick paviour.

#### **DRIVEWAY**

4 Parking Spaces

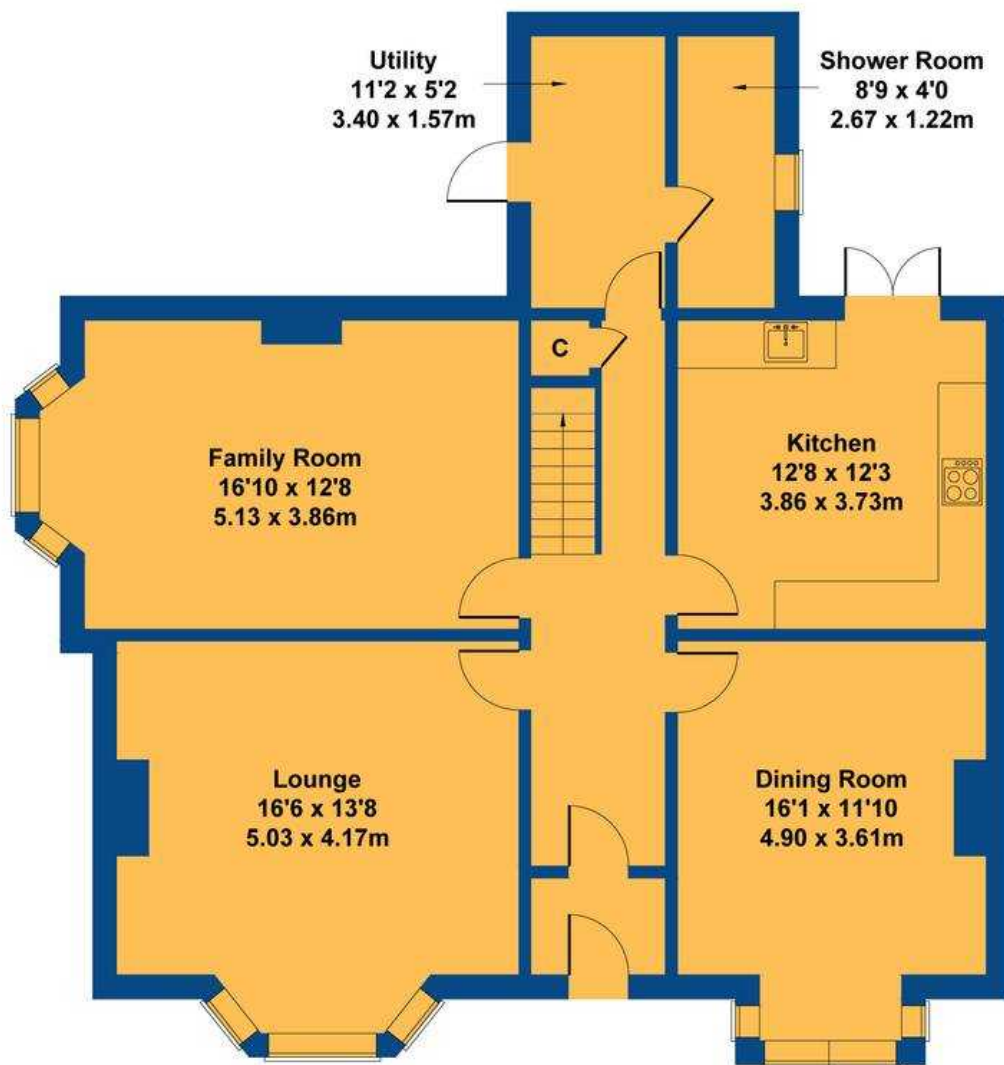
Off road parking for 4 cars on interlocking brick paving.



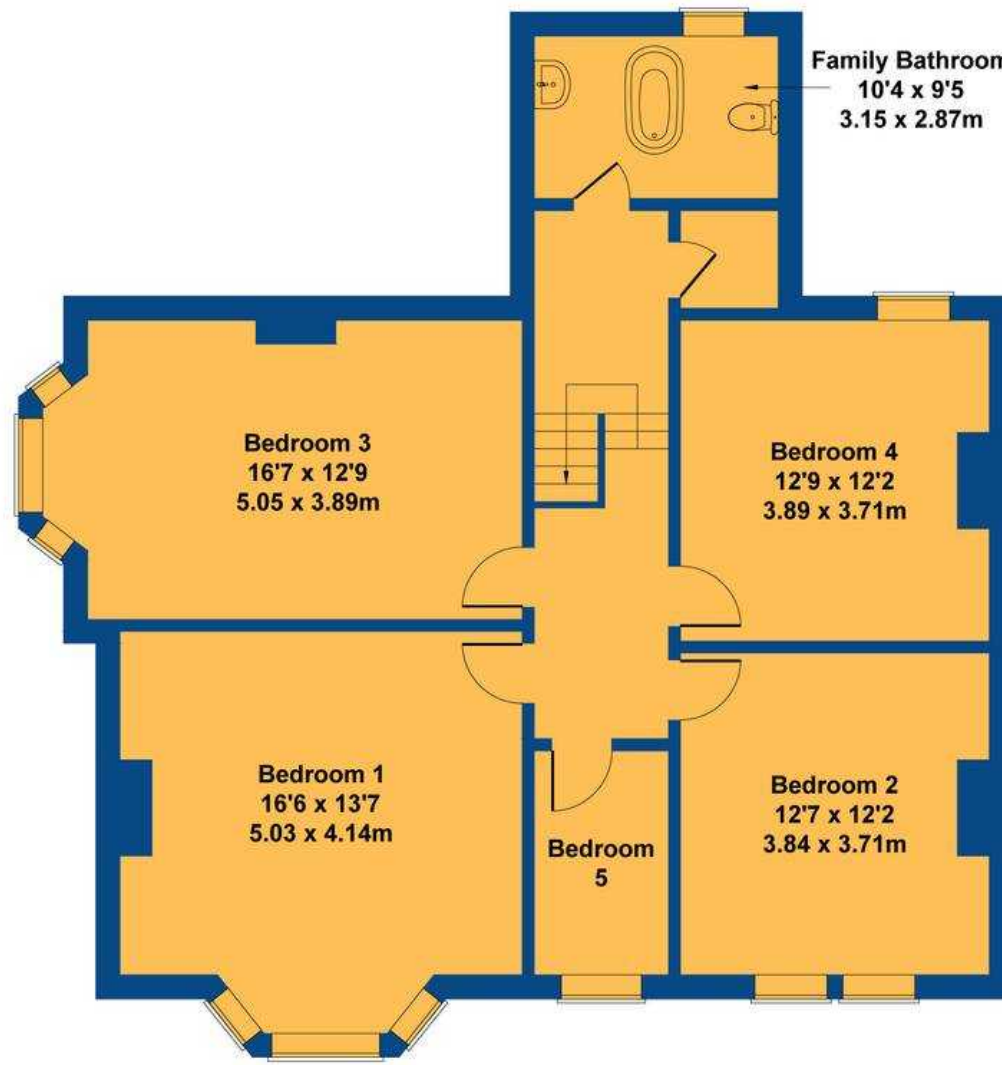


# 1 Porthkerry Road

Approximate Gross Internal Area  
2250 sq ft - 209 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



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