





198 Port Road East

Barry, Barry

3 bedroom semi detached with beautiful gardens, drive and fitted Wren kitchen.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- BEAUTIFULLY PRESENTED FAMILY HOME - SEMI DETACHED
- STUNNING GARDENS PLUS LARGE DRIVE
- TWO RECEPTIONS PLUS LARGE CONSERVATORY
- THREE BEDROOMS
- WREN FITTED KITCHEN
- EPC C71





Entrance Hall

A welcoming, carpeted hall with stairs to first floor and doors giving access to WC, lounge, dining room and kitchen.

WC

White WC and sink. Radiator. Side aspect window.

Living Room

12' 4" x 10' 5" (3.76m x 3.18m)

Beautiful parquet flooring and front aspect bay window. Radiator.

Dining Room

13' 5" x 11' 3" (4.09m x 3.43m)

Continuation of the parquet flooring. Front aspect window. Radiator.

Kitchen

10' 1" x 8' 1" (3.07m x 2.46m)

With a good range of white fitted eye level and base units (Wren) and complementing work surfaces with sink unit. Wall mounted boiler. Integrated dishwasher. Rear aspect window

Utility

6' 1" x 4' 8" (1.85m x 1.42m)

Cupboard matching the kitchen. Integrated fridge freezer and washing machine. Rear aspect window.

Sun Room

16' 3" x 11' 8" (4.95m x 3.56m)

A handy third reception room with doors leading out to the rear garden.

Landing

Carpeted landing with attractive stained glass window. Doors give access to three bedrooms and bathroom.

Bedroom One

12' 7" x 10' 6" (3.84m x 3.20m)

Carpeted double bedroom with front aspect bay window. Radiator.





12' 7" x 10' 6" (3.84m x 3.20m)

Carpeted double bedroom with front aspect bay window. Radiator.

Bedroom Two

13' 6" x 9' 6" (4.11m x 2.90m)

Carpeted double bedroom with front aspect window and radiator. A range of fitted wardrobes.

Bedroom Three

8' 8" x 8' 1" (2.64m x 2.46m)

Carpeted bedroom with rear aspect window and radiator.

Bathroom

White suite comprising bath with glass shower screen and inset shower, low level WC and wash basin set into vanity unit. Side aspect window. Heated towel rail.

Loft

Pull down ladder and Velux window.

Driveway

3 Parking Spaces

Interlocking brick paving providing off road parking for 2-3 vehicles.

Front Garden

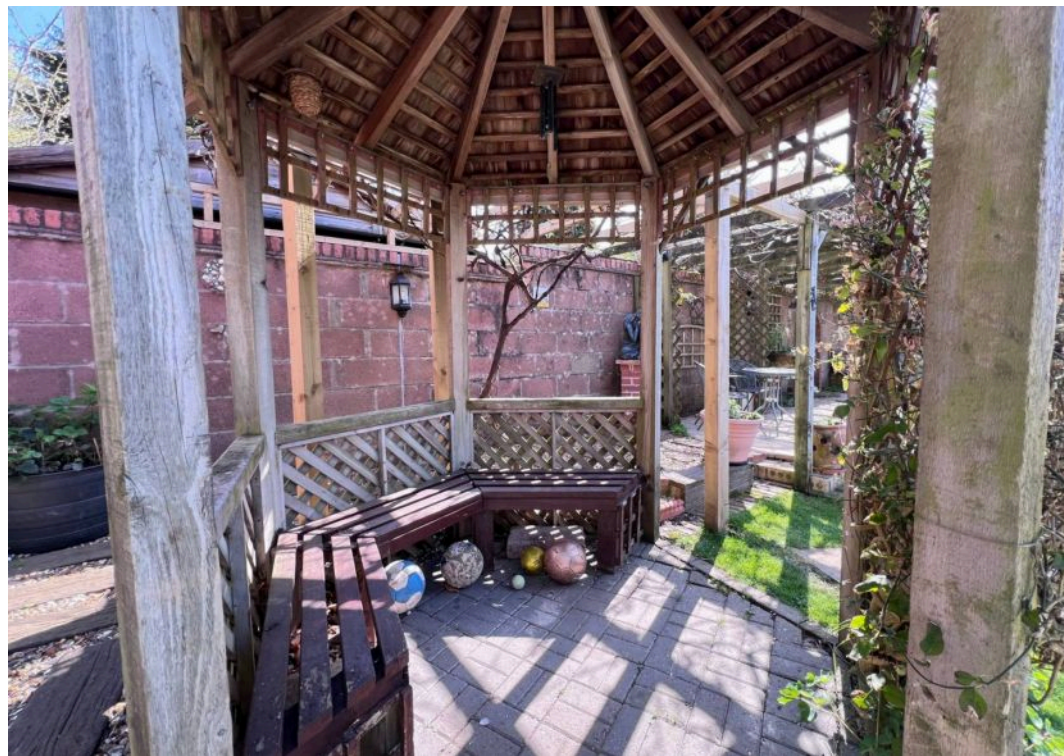
A deep, well kept and attractive front garden with established shrubs and trees.

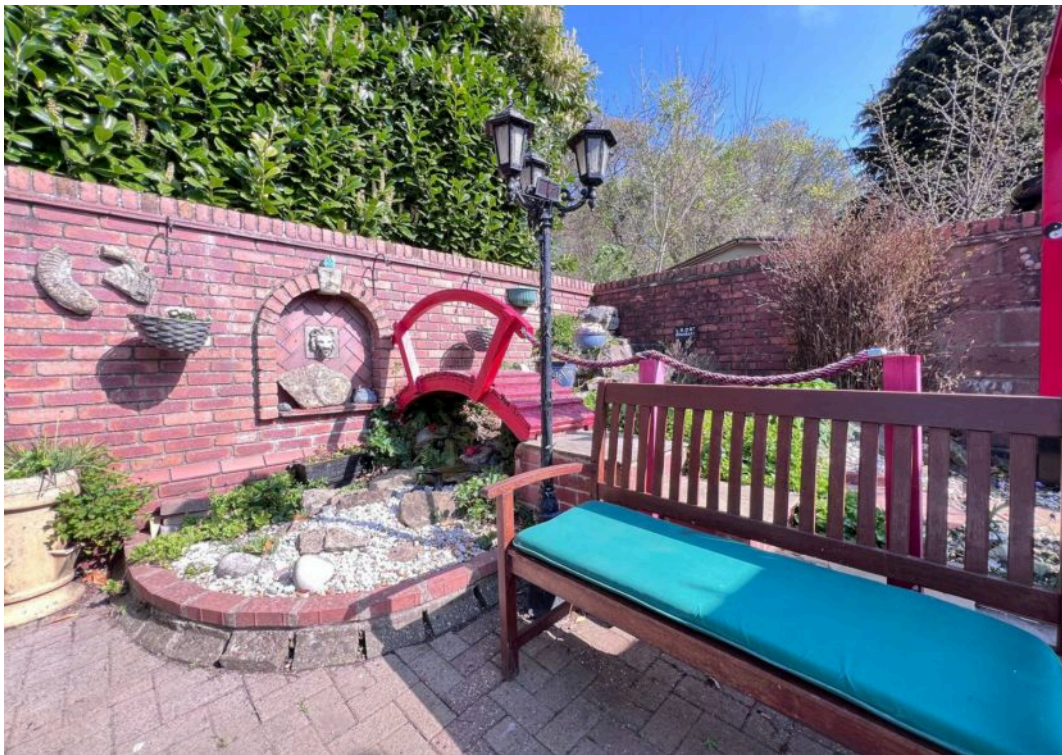
Rear Garden

A beautiful rear garden, fully enclosed and with a wealth of well maintained shrubs, trees and plants. A beautiful pergola and walkway covered with wisteria. Well manicured lawn and multiple patio and seating areas. Greenhouse plus summer house / office.



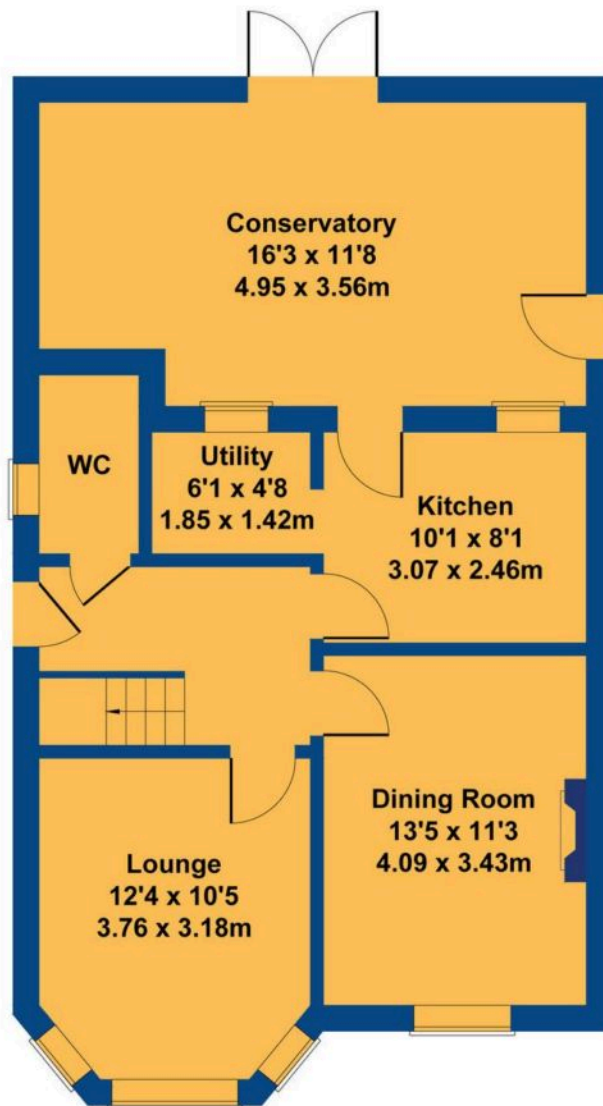




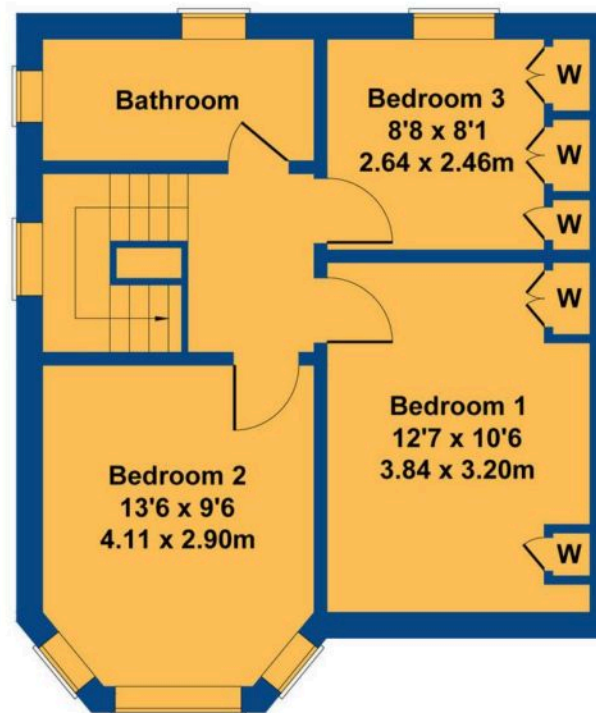


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Approximate Gross Internal Area
1236 sq ft - 115 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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