





## 56 Dock View Road

Barry, Barry

Impressive Victorian semi-detached house with sea views. Renovated for modern living yet retaining its period features! Comprising a welcoming lounge, a large dining room, a modern kitchen, a utility room and WC. Four bedrooms plus a first floor family bathroom. EPC C70.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- SPACIOUS FULLY RENOVATED VICTORIAN SEMI-DETACHED PROPERTY
- PERIOD FEATURES THROUGHOUT
- FAR REACHING SEA VIEWS TO THE FRONT
- SPACIOUS LOUNGE, SEPARATE DINING ROOM AND SEPARATE KITCHEN PLUS A UTILITY ROOM AND WC
- FOUR BEDROOMS
- LARGE FIRST FLOOR FAMILY BATHROOM
- ENCLOSED REAR GARDEN AND FORECOURTED FRONT GARDEN
- EPC C70





### **Porch**

Entrance into the property via a composite front door with opaque glazing into a small entrance porch. The porch has period floor tiling, half height wall tiling with the remainder of the walls being smooth and a smooth coved ceiling. A further wooden glazed door leads through into the hallway.

### **Hallway**

The hallway has a continuation of the period floor tiling, half height wooden panelling with the remainder of the walls being wallpapered and a smooth coved ceiling. Doors leading to the lounge and dining room. A period ceiling arch and a carpeted staircase with a period wooden balustrade leading to the first floor.

### **Lounge**

28' 1" x 9' 11" (8.55m x 3.03m)

Carpeted with wallpapered walls and a textured coved ceiling. Ceiling roses, a brick fireplace and radiators. A large front aspect bay window, a high window looking through into the utility room and a side aspect window. All windows are double glazed.



### **Dining Room**

14' 7" x 11' 3" (4.45m x 3.42m)

Wood effect flooring, smooth walls with a feature wallpapered wall and a smooth coved ceiling with a ceiling rose. Ample space for a large dining table and chairs. A fireplace (closed) and a radiator. A door giving access to a handy understairs storage cupboard. A door leading through into the kitchen and double opening French doors leading into the utility room.



### Utility Room

10' 2" x 4' 4" (3.11m x 1.32m)

Tiled flooring, smooth walls and a newly fitted uPVC roof with double glazed awning windows. Modern grey base level units with a complementing grey wood effect worktop. A stainless steel sink inset with a stainless steel rinser tap ovetop. Space and plumbing for a washing machine. A tiled splashback. A high window looking through into the lounge. A door leading to the WC.

### WC

4' 0" x 3' 8" (1.23m x 1.11m)

Tiled flooring, half height tiling to the walls with the remainder being smooth. A two piece white suite comprising a WC with a push button flush and a wall-mounted corner wash basin with a stainless steel mixer tap ovetop. A cupboard housing the wall-mounted combi boiler and an extractor fan.

### Kitchen

11' 2" x 9' 8" (3.41m x 2.94m)

Wood effect flooring, half height subway tiling with a matching splashback. The remainder of the walls are smooth with a textured coved ceiling. Wood panelling to the chimney breast. A modern fitted kitchen with grey shaker style eye and base level units with a complementing grey wood effect worktop. A stainless steel one and a half bowlled sink inset with a stainless steel mixer tap ovetop. Integrated appliances include a single electric oven, a four ring gas hob, an extractor hood, a dishwasher, a microwave and a fridge/freezer. A radiator, a large rear aspect window, a smaller side aspect window and a uPVC glazed door giving access to the garden.





### **Landing**

A carpeted staircase leads to a carpeted landing. The landing has half height wood panelling to the walls with the remainder of the walls being wallpapered and a smooth ceiling. Doors lead off to four bedrooms and a family bathroom.

### **Bedroom One**

16' 4" x 14' 11" (4.99m x 4.56m)

Carpeted with wallpapered walls and a textured coved ceiling. A large front aspect bay window and a smaller front aspect tilt and turn window with beautiful far reaching sea views. All windows are double glazed. A radiator, a ceiling rose and a period fireplace.

### **Bedroom Two**

13' 7" x 10' 1" (4.15m x 3.08m)

Carpeted with wallpapered walls and a textured coved ceiling. A side aspect window and a rear aspect window, both are double glazed. A radiator and a ceiling rose.

### **Bedroom Three**

11' 4" x 9' 9" (3.45m x 2.98m)

Carpeted with smooth walls and a smooth coved ceiling. A ceiling rose, a rear aspect window and a radiator.

### **Bedroom Four/Office**

8' 3" x 4' 10" (2.51m x 1.48m)

Wood effect flooring with smooth walls and a smooth ceiling. A ceiling rose and a double glazed side aspect window.

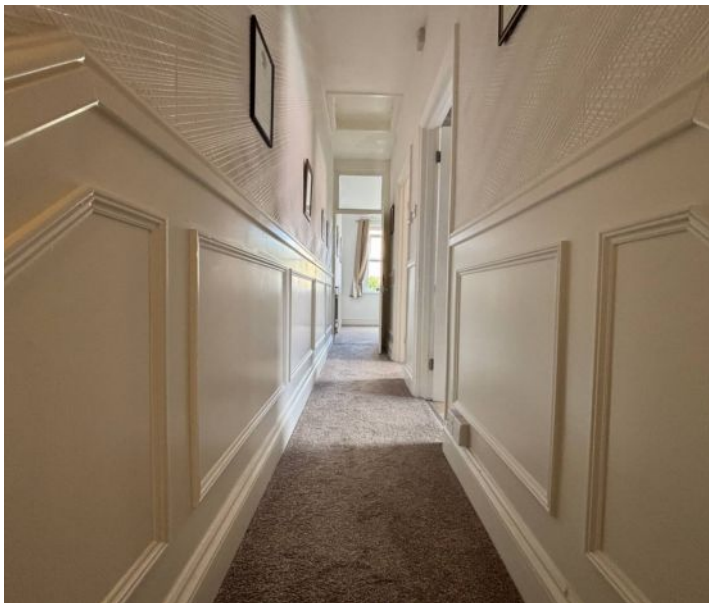




### Family Bathroom

9' 3" x 8' 4" (2.81m x 2.53m)

Wood effect flooring, fully height tiling to the walls and a smooth ceiling with spotlights. A standalone bath with a stainless steel mixer tap overtop, a walk-in shower cubicle with a stainless steel rainfall shower head, separate rinser and a glass sliding shower screen and a combined WC and wash basin with ample storage. A built-in LED double door mirror with integrated shaver sockets and USB port. An opaque side aspect window and a towel radiator.





### **FRONT GARDEN**

A small forecourted front garden, fully enclosed by brick walls and a pedestrian access gate. Bordered by flower beds filled with well established shrubbery.

### **REAR GARDEN**

A fully enclosed, sunny rear garden with far-reaching sea views from the top.

### **ON STREET**

1 Parking Space

### **OFF STREET**

1 Parking Space

One un-allocated off-street parking space to the front of the property.



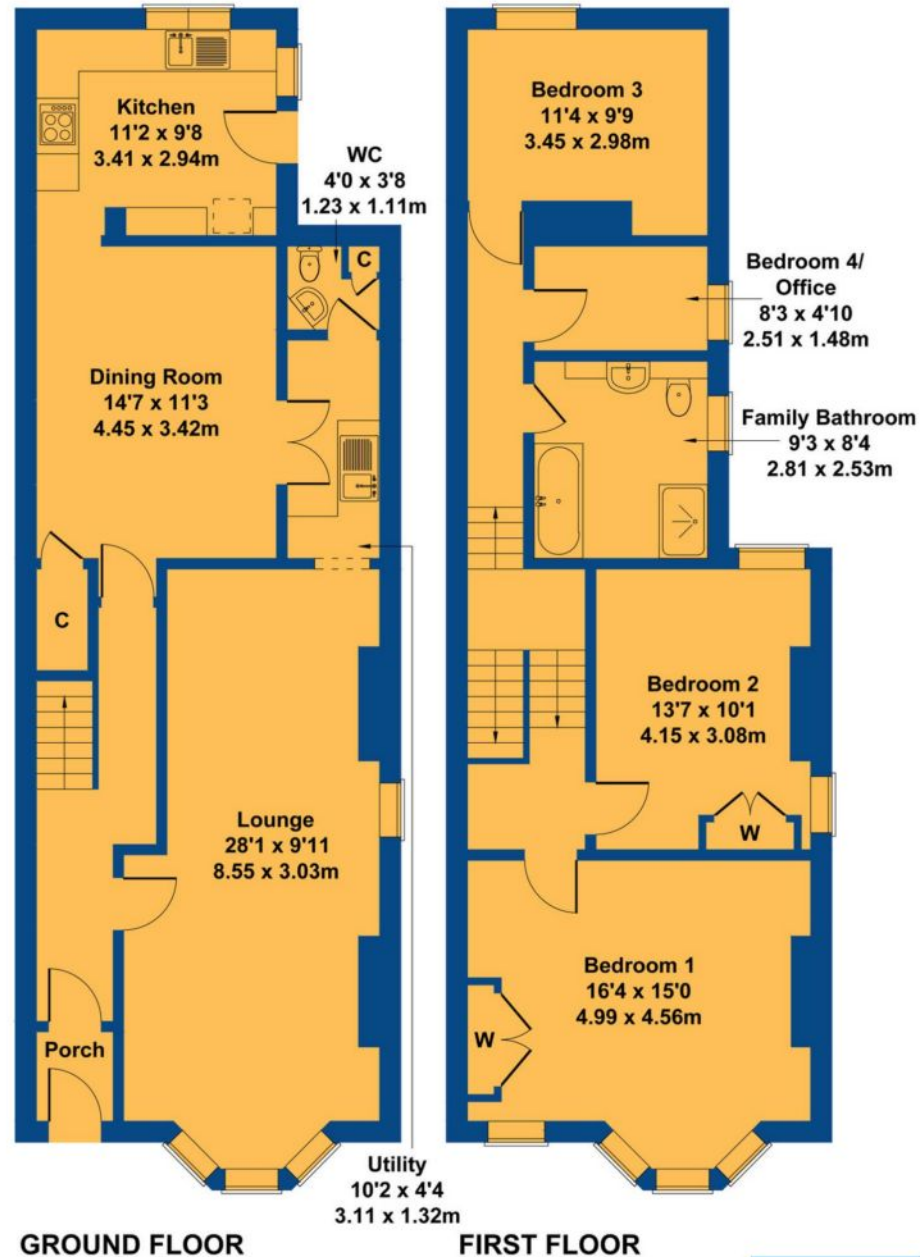






# 56 Dock View Road

Approximate Gross Internal Area  
1485 sq ft - 138 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

# Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                             |
|----------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                       |
| (92+) <b>A</b>                                     |                            |                                                                                       |
| (81-91) <b>B</b>                                   |                            | <b>83</b>                                                                             |
| (69-80) <b>C</b>                                   | <b>70</b>                  |                                                                                       |
| (55-68) <b>D</b>                                   |                            |                                                                                       |
| (39-54) <b>E</b>                                   |                            |                                                                                       |
| (21-38) <b>F</b>                                   |                            |                                                                                       |
| (1-20) <b>G</b>                                    |                            |                                                                                       |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                       |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |  |



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