



30 Victoria Road  
Barry, Vale Of Glamorgan, CF62 6PG

Watts  
& Morgan





# 30 Victoria Road

Barry, Vale Of Glamorgan, CF62 6PG

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**£245,000 Freehold**

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A well presented, three bedroom mid-terraced family home situated in the West end of Barry. Conveniently located to local transport links, Porthkerry Park, Barry Island, The Knapp, Cardiff City Centre and the M4 Motorway. The accommodation briefly comprises; porch, entrance hallway, living room, dining room, kitchen, rear hallway and bathroom. First floor landing and three bedrooms. Externally the property benefits from a private and enclosed low maintenance rear garden with rear lane access. EPC rating 'C'.

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## Directions

Cardiff City Centre – 9.3 miles

M4 Motorway – 9.2 miles

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed wooden door into a porch benefitting from original quarry tiled flooring and decorative cornice detailing. A second partially glazed wooden door leads into a hallway enjoying continuation of original quarry tiled flooring, decorative cornice detailing, a decorative arch and a carpeted staircase leading to the first floor.

The living room benefits from carpeted flooring, a central feature gas fireplace with a marble hearth, decorative cornice detailing and a uPVC double glazed box bay window with bespoke fitted shutters to the front elevation.

The dining room enjoys carpeted flooring and a uPVC double glazed window to the rear elevation.

The kitchen showcases a range of base units with wood effect roll top laminate work surfaces. Integral 'Caple' appliances to remain include; a fridge/freezer, an electric oven, a 4-ring induction hob with an extractor fan over and a 'Prima' dishwasher. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from vinyl flooring, a recessed understairs storage cupboard, partially tiled splashback, recessed ceiling spotlights, a stainless steel sink with a mixer tap over and a uPVC double glazed window to the side elevation.

The rear hallway benefits from vinyl flooring, a recessed storage cupboard and a partially glazed uPVC door providing access to the rear garden.

The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with an electric shower over and a wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from vinyl flooring, partially tiles and partially clad walls, an extractor fan and an obscure uPVC double glazed window to the side elevation.



### First Floor

The first floor landing benefits from carpeted flooring and a loft hatch providing access to the loft space.

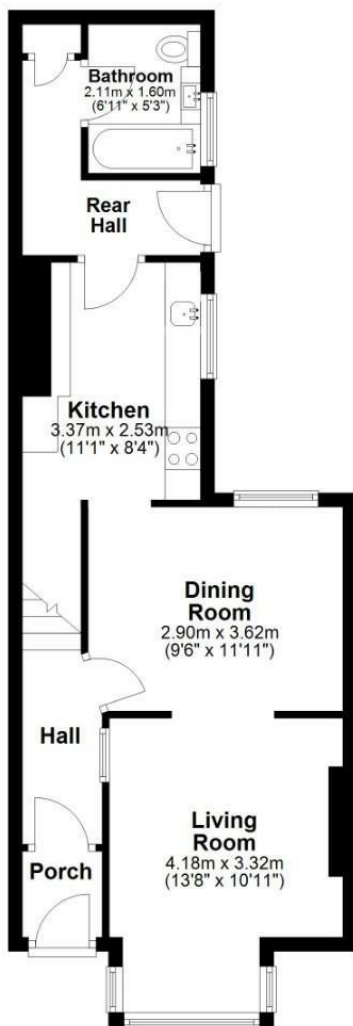
Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes and two uPVC double glazed windows to the front elevation.

Bedroom two is another double bedroom and benefitting from carpeted flooring, dado rails and a uPVC double glazed window to the rear elevation.

Bedroom three enjoys carpeted flooring, a storage cupboard housing the wall mounted 'Baxi' combi boiler and a uPVC double glazed window to the side elevation.

### Ground Floor

Approx. 47.2 sq. metres (508.5 sq. feet)



### First Floor

Approx. 36.2 sq. metres (390.2 sq. feet)



Total area: approx. 83.5 sq. metres (898.7 sq. feet)

### Garden & Grounds

30 Victoria Road benefits from a low maintenance courtyard style front garden.

The private and enclosed rear garden has been laid with patio tile providing ample space for outdoor entertaining and dining.

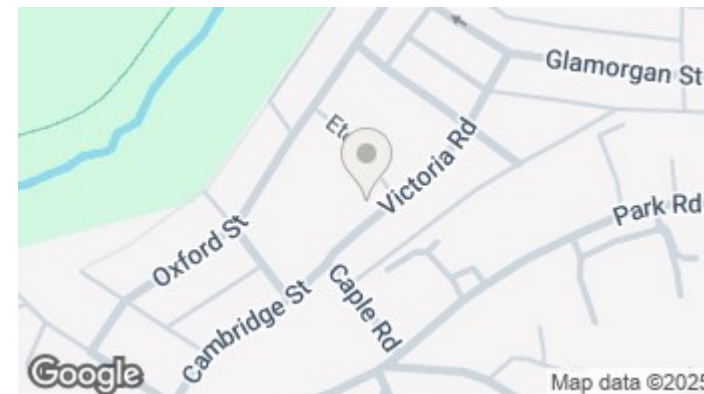
The rear garden further benefits from a pedestrian gate providing rear lane access.

### Additional Information

All mains services connected.

Freehold.

Council tax band 'D'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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