



Harbour Cottage, Harbour Road
Barry, Vale of Glamorgan, CF62 5RZ





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£375,000 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Porchway • 3 Reception rooms • Kitchen-breakfast room • Conservatory • Ground floor shower room

Basement

Four bedrooms • Bathroom • Two WC's

EPC rating: E45

Directions

From Culverhouse Cross, follow the A4050 in a southerly direction past Wenvoe in the direction of Barry. Continue along the A4050 'Port Road' along the Northern edge of Barry. At the roundabout take the 2nd exit on to the A4226 'Port Road West'. At the next roundabout take the first Exit onto Pontypridd Road following signs for Porthkerry Country Park. At the roundabout take the second exit onto Park Crescent and continue to the next roundabout taking the second exit onto Harbour Road. Continue along Harbour Road for about 150 yards to find the property on your left.

- Cowbridge Town Centre 10.5 miles
 - Cardiff Town Centre 9.5 miles
 - M4 (J34) 9.2 miles
-

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Summary of Accommodation

ABOUT THE PROPERTY

- * Character Family Home.
- * Three/Four Bedroom Detached with Driveway and parking to front.
- * Main Entrance Porch to Lounge
- * Character and spacious living room leads to a country style kitchen area, a comfortable dining space and shower room.
- * Large conservatory leading onto the garden complete with mature flower beds and views towards the dock.
- * Master double bedroom, two further bedrooms to the rear and side. A 4th located above the annex.
- * Modern and tasteful Family bathroom with inset spot lights.

GARDENS AND GROUNDS

- * Located on the Junction of Harbour St. and Cannon St.
- * Driveway parking for two cars.
- * Hardscape low maintenance garden to the rear, with mature flower beds.
- * Door from conservatory open to the garden.

TENURE AND SERVICES

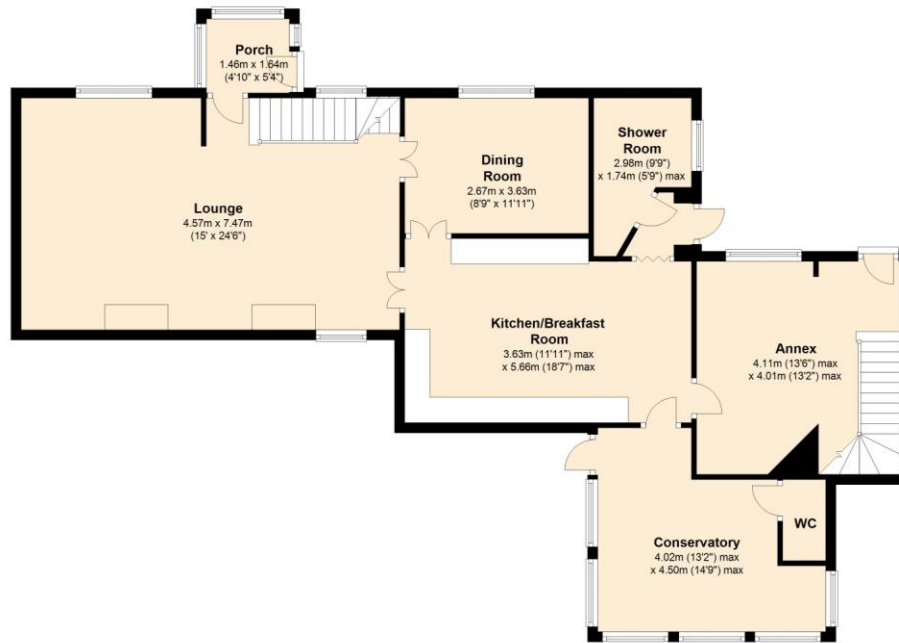
Freehold. All mains services connect to the property. Gas-fired central heating.

PROCEEDS OF CRIME ACT 2002

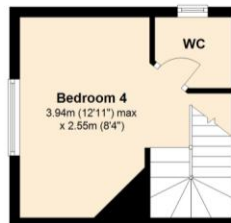
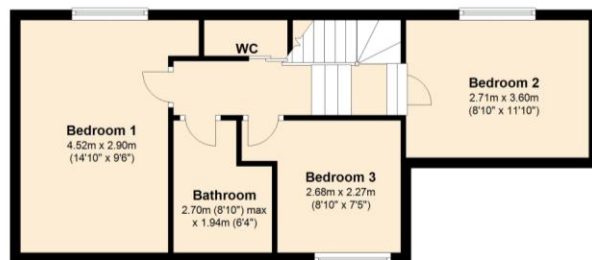
Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



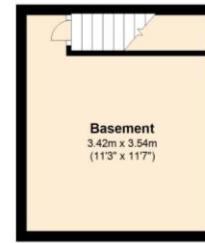
Approx. 105.7 sq. metres (1137.3 sq. feet)



Approx. 60.6 sq. metres (652.2 sq. feet)



Approx. 14.9 sq. metres (160.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			
B (81-91)			
C (69-80)			8
D (55-68)			
E (39-54)		45	
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			72
(39-54) E			
(21-38) F		32	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England, Scotland & Wales

EU Directive 2020/1828

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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