

53 Porthkerry Road



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

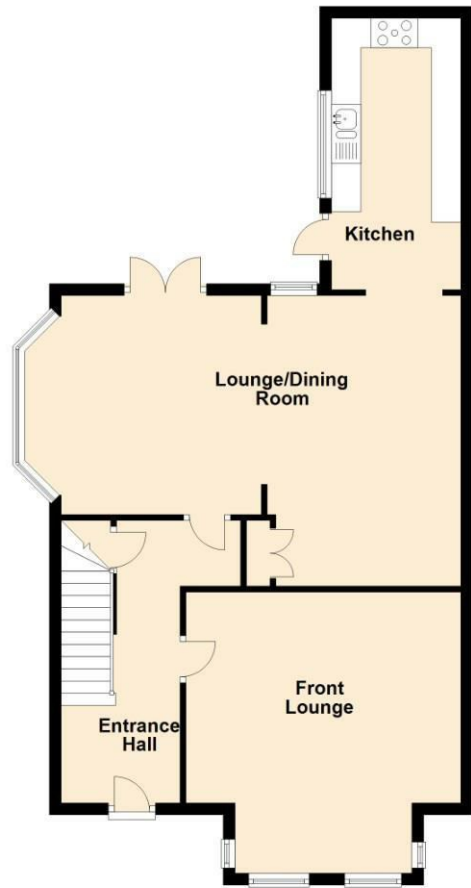
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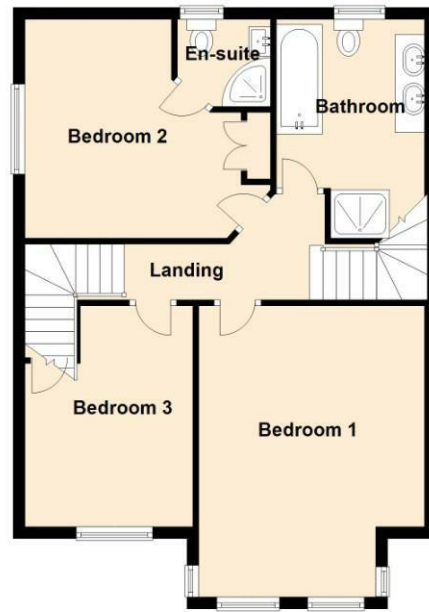
SHEPHERD SHARPE



Ground Floor



First Floor



Second Floor



53 Porthkerry Road

Barry CF62 7EP

£425,000

A spacious three storey, four bedroom end terrace character property, situated close to all local amenities. The property has been much improved and is very well presented throughout. Comprises hallway, front lounge, through living/dining room which is open plan to a fitted kitchen. To first floor there are three double bedrooms, an en-suite (recently completed) and large family bathroom, to second floor is a very substantial fourth bedroom. Paved front garden, side and rear gardens, ideal for entertaining. Gas central heating, uPVC double glazing. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	





Painted panelled front door to hallway.

#### Hallway

A spacious and bright hallway. Boxed in radiator, oak wooden floor, under stairs storage, boxed in gas and electric meters, high ceiling, cornice, traditional painted balustrade to first floor. Part glazed panelled door to front lounge.

#### Front Lounge

15'6" (into bay x 15'3" (4.73m (into bay x 4.66m )

A lovely front facing room. Bay window to front. High ceiling, cornice, picture rail, ceiling rose, decorated in neutral pale colours, carpet, built-in cupboards to other side of chimney breasts with recessed shelving, integrated cabling for recessed TV, radiator.

#### Living/Dining Room

24'8" x 13'10" (narrowing to 10'7") (7.53m x 4.22m (narrowing to 3.23m))

Reception rooms two and three have been knocked through to create an open plan informal living/dining area. uPVC double glazed windows to bay and side French doors leading out to rear entertaining area. The lounge is decorated in a period colour, carpet, radiator, high ceiling, cornice, recessed shelving. Wide archway through to dining area with stripped wooden floor, recess cupboard, radiator, picture rail and coving. Window to rear, archway through kitchen.

#### Kitchen

15'4" x 6'8" (4.68m x 2.04m)

uPVC double glazed door windows to rear looking out onto garden. Comprising white panelled flat fronted units with stainless steel door furniture, oak worktops, built-in sink with half bowl and drainer with mixer tap, five burner gas hob, extractor, electric oven, space plumbing for washing machine, integrated dishwasher, space for fridge/freezer, metro tiling, laminate floor.

#### First Floor Landing

Carpet, stylishly presented in grey. uPVC double glazed window to stairwell providing plenty of light to landing and hallway. Painted panelled doors to all first floor rooms.

#### Bedroom 1

16'0" (into bay) x 12'6" (4.90m (into bay) x 3.83m)

A lovely double bedroom with elevated outlook. uPVC double glazed bay window to front with window seat and built in storage. Cornice, laminate floor, radiator.

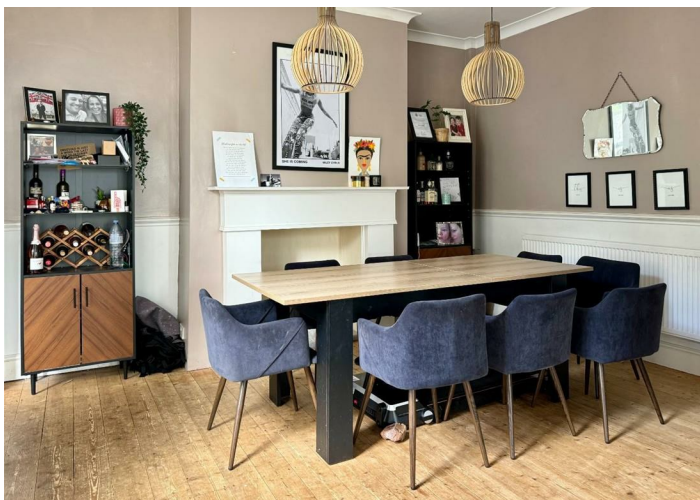
#### Bedroom 2

11'9" x 10'3" (3.59m x 3.13m)

uPVC double glazed window to side looking across to grassed park. Large built-in wardrobes, carpet, radiator, built-in desk with shelving. Recently added en-suite.

#### En-Suite

Stylish presented and tiled with matt black taps and fittings. Comprising corner shower enclosure with rainfall shower with sliding shower attachment, wash hand basin with built-in storage, mixer tap, twin flush wc, black column radiator. uPVC double glazed window to rear.



#### Bedroom 3

12'2" x 9'4" (3.71m x 2.87m)

A smaller double bedroom. uPVC double glazed window to front. Carpet, radiator.

#### Family Bathroom

A spacious and stylishly presented family bathroom. Fully tiled comprising panelled bath, wc, twin wash hand basins set onto counter top with storage beneath, separate corner satin chrome shower closure with shower running off the combination boiler, shelving/storage, chrome ladder radiator, two large mirrors. uPVC double glazed window to rear with privacy glass.

#### Second Floor Landing

Original staircase from first floor landing leading up to a large lofted bedroom.



#### Bedroom 4/Loft Room

21'7" x 16'11" (6.60m x 5.17m)

A large bedroom. Large uPVC double glazed window to front with great view looking across the west end of Barry out towards Barry docks and the Channel beyond, window to rear. Exposed roof timbers, laminate floor, radiator, access to remaining loft areas, large built-in wardrobe.

#### Front

Cottage style front garden with railings and new retaining front wall.

#### Rear Garden

South west facing rear garden with delightful open aspect siding onto park. Attractive paved natural stone entertaining area with BBQ and seating areas, raised beds, outside storage, gated side access to front.

#### Council Tax

Band D £1,976.72 p.a. (24/25)

#### Post Code

CF62 7EP

