



Harbour Road, offers in excess of £385,000

- THREE STOREY/FIVE BEDROOM HOME - COUNCIL TAX BAND E
- FAR REACHING VIEWS
- STUDY
- LOW MAINTENANCE GARDENS
- WEST END LOCATION
- EPC Rating: C



 6  1  3

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About the property

WEST END - SPACIOUS 5 BEDROOM HOME WITH STUDY - FAR REACHING VIEWS - POPULAR SCHOOL CATCHMENT. This Edwardian family home is situated in the West End of Barry close to local amenities, transport links, beaches and parks.

Accommodation

Hallway

Original cornice and corbals to ceiling. Radiator. Staircase rising to first floor landing with original banister. Doors off to all rooms.

Lounge

14' 9" max x 13' 1" (4.50m max x 3.99m)

Large UPVC double glazed bay windows to the front elevation framing stunning views of Whitmore bay, Bristol channel and beyond. Original cornice and picture rail. Feature tiled fire surround and hearth with open fireplace. Radiator. Fitted carpet.

Reception Room Two

12' max x 10' 10" max (3.66m max x 3.30m max)

UPVC double glazed window to the rear elevation. Original cornice. Feature of this room is the original fire surround with a cast iron hearth. Radiator. Fitted carpet.

Dining Room

13' 6" max x 13' 6" max (4.11m max x 4.11m max)

Large UPVC double glazed window to the side elevation, providing plenty of natural lighting. Range of wooden wall and base units with matching wooden work surfaces. Large under stairs storage cupboard. Ample room for dining furniture. Radiator. Tiling to floor. Door leading into;

Kitchen

UPVC double glazed window to the rear elevation. UPVC door with double glazed glass panel to the side elevation leading out to the rear garden. Spotlights to ceiling. Modern range of white high gloss wall and base units with laminate work surfaces over. Stainless steel one and a half bowl sink and drainer with mixer tap over. Slot in range cooker in situ with stainless steel extractor



fan above. Room for fridge/freezer. Plumbing for washing machine. Radiator. Marble tiling to the floor. Door leading into;

Obscure UPVC double glazed window to the side elevation. Walk in shower cubicle with wall mounted shower. Pedestal wash hand basin with built in vanity cupboard above. Tiling to all walls. Radiator. Fitted carpet.

Downstairs W.C

Obscure UPVC double glazed window to the rear elevation. Tiling to all walls. Low level W/C. Wall mounted wash hand basin with mixer tap over. Chrome heated towel rail. Marble tiling to the floor.

W.C

Obscure UPVC double glazed window to the side elevation. Picture rail. Low level W/C. Wall mounted storage cupboard. Radiator. Fitted carpet.

First Floor Landing

Original wooden banister. Staircase rising to second floor landing. Fitted carpet. Doors off to all rooms.

Second Floor Landing

Double glazed velux window to the rear elevation. Original wooden banister. Large storage space to the eaves with potential to convert into a room with correct planning permission. Fitted carpet. Doors off to all rooms.

Bedroom One

17' 3" x 14' 8" (5.26m x 4.47m)

Two large UPVC double glazed windows to the front elevation, one being a bay window providing stunning views of Whitmore bay, Bristol channel and beyond. Original coving to ceiling. Original fire surround with open fire place. Radiator. Fitted carpet.

Bedroom Four

14' 10" max x 11' 1" max (4.52m max x 3.38m max)

UPVC double glazed window to the front elevation providing stunning views of Whitmore bay, Bristol channel and beyond. Room framed with attractive sloped ceiling. Original fireplace in situ. Radiator. Fitted carpet.

Bedroom Two

12' 8" max x 10' max (3.86m max x 3.05m max)

UPVC double glazed window to the rear elevation. Original fire place in situ. Built in storage cupboard with original doors benefiting from hanging space and shelving. Radiator. Fitted carpet.

Bedroom Five

12' 3" max x 11' 2" max (3.73m max x 3.40m max)

UPVC double glazed window to the rear elevation overlooking the garden. Room framed with attractive sloped ceiling. Original fireplace in situ. Radiator. Fitted carpet.

Bedroom Three

10' 11" max x 10' 8" max (3.33m max x 3.25m max)

UPVC double glazed window to the rear elevation overlooking the garden. Original fireplace in situ. Radiator. Fitted carpet.

Bedroom Six

9' 4" x 6' 2" (2.84m x 1.88m)

Double glazed velux window to the front elevation. Feature of this room is the sloping ceiling. Radiator. Fitted carpet.

Shower Room

Outside

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Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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