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## 103 Porth-Y-Castell, Barry CF62 6QF £380,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING D

**\*\*BEAUTIFULLY PRESENTED\*\*** A three bedroom, semi-detached family home placed in the sought after 'Garden Suburb' location of Barry. Purpose made paths lead to Marine Drive, Romilly Park, Porthkerry Country Park, Cold Knap and several beaches. Local bus services operate close by.

Accommodation briefly comprises; entrance porch, hallway with stairs rising to the first floor, spacious living/dining room with patio doors opening to a conservatory with garden views, and a modern fitted kitchen/breakfast room with under-stairs storage cupboard/pantry. To the first floor, two double bedrooms, a further single bedroom and a contemporary family bathroom suite. To the front, a garden with shrubs and laid to lawn. Driveway providing ample parking and side access (or room to extend subject to the usual planning permission). To the rear a south westerly facing garden with decked patio area, laid lawn and gated rear access. The property benefits from UPVC double glazing, gas central heating via combination boiler. An ideal family home in a popular location.





## FRONT

Driveway to side giving off road parking. Side access. Laid lawn. Flower beds and shrubs. Trees. Composite front door with side panel windows, opening to entrance porch.

## Entrance Porch

6'1" max x 3'3" max (1.85m max x 0.99m max )

Smoothly plastered ceiling with inset spotlights. Smoothly plastered walls. Tiled flooring. Wooden opaque glass inner door opening to hallway.

## Hallway

Smoothly plastered ceiling. Smoothly plastered walls. Tiled flooring. UPVC double glazed window to the side. Wooden staircase rising to the first floor. Radiator. Door opening to kitchen and living room.

## Living/Dining Room

25'1" max x 12'1" max (7.65m max x 3.68m max )

Dining Area- Smoothly plastered ceiling. Smoothly plastered walls. Exposed floorboards. UPVC double glazed window to the front. Radiator. Opening to living area :-

Living Room - Smoothly plastered ceiling. Smoothly plastered walls. Exposed floorboards. Fireplace with space for log burning stove. Timber mantel and tiled hearth. Sliding UPVC patio doors to conservatory.

## Conservatory

13'7" max x 11'3" max (4.14m max x 3.43m max )

Poly-carbonate roof. UPVC double glazed windows. UPVC double glazed French doors opening to rear garden. Solid oak flooring.

## Kitchen/Breakfast Room

13'10" max x 8'11" max (4.22m max x 2.72m max )

Smoothly plastered spotlighted ceiling. Smoothly plastered walls. UPVC double glazed window to the rear. Under floor heating. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Integrated electric oven. Four burner gas hob with extractor over. Space for tall fridge freezer. 1 1/2 stainless steel sink with mixer tap over. Space for washing machine. Breakfast bar with space for seating. Under-stairs storage cupboard with space for tumble drier. Composite stable door to the side elevation.

## FIRST FLOOR

### Landing

Smoothly plastered ceiling. Attic hatch. Smoothly plastered walls. Exposed floorboards. UPVC double glazed window to the side. Traditional wooden doors to three bedrooms and family bathroom.

### Bedroom One

13'10" max x 12'6" max (4.22m max x 3.81m max )

Smoothly plastered walls. Exposed floorboards. UPVC double glazed window to the rear. Space for large wardrobes. Vertical radiator.

### Bedroom Two

12'8" max x 10'2" max (3.86m max x 3.10m max )

Plastered ceiling with coving, Plastered walls. Exposed floorboards. UPVC double glazed window to the front. Vertical radiator.

### Bedroom Three

9'11" max x 9'5" max (3.02m max x 2.87m max )

Plastered ceiling and plastered walls. Exposed floor boards. UPVC double glazed window to the rear elevation. Vertical radiator.

## Bathroom

8'5" max x 6'3" max (2.57m max x 1.91m max )

Smoothly plastered ceiling with spotlights. Extractor fan. Smoothly plastered walls. Tiled to splash-back areas. Ceramic tiled flooring. UPVC double glazed opaque glass window to the front. Concealed cistern w.c.. Vanity unit wash-hand basin. L-shaped bath with contemporary mains pressure shower over. Chrome towel rail radiator.

## REAR

Decked patio area. Laid lawn. Flower beds and shrubs. Trees. Timber shed. Gated rear access to Swn y Mor.

## COUNCIL TAX

Council tax band E

## TENURE

We have been advised that the property is freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

