



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



100 Porthkerry Road, Barry CF62 7ER £250,000 Freehold

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

This well presented three storey versatile property split over three levels. Being situated in the West End of Barry and within walking distance to local shops, parks and beaches and within catchment areas to Romilly Primary School. Barry Train station is a short walk away leading to links to Cardiff and Bridgend.

Accommodation briefly comprising; Entrance hallway, sitting room and bedroom, stairs descending and rising. To the lower ground floor :-modern fitted kitchen, dining room/living room and family bathroom. To the first floor:- two double bedrooms and a dressing room. Enclosed low maintenance south facing rear garden wig patio area and laid with Astro turf. Benefiting from UPVC double glazing throughout and gas central heating via combination boiler. EPC rating: C



FRONT

Enclosed with low walls and wrought iron railings. Access via wrought iron gate with steps descending to front door.

Entrance Hallway

Via hardwood door leading into;

Lounge

12'4" x 11'11" (3.76m x 3.63m)

Two UPVC double glazed windows to front elevation. Coving to ceiling. Feature inset to chimney breast, slate hearth. Radiator. Power points. Laminate flooring.

Sitting Room/Bedroom

11'11" x 10'2" max (3.63m x 3.10m max)

Currently being utilised as bedroom with UPVC double glazed window to rear elevation enjoying views across Barry and the Bristol Channel. Wall mounted combination boiler operating hot water and central heating. Radiator. Telephone and power points. Fitted carpet flooring.

Lower Ground Floor

Plastered ceiling and walls. Solid wood flooring. Doors to bathroom, living room and kitchen.

Living/Dining Room

14'5" x 11'7" max (4.39m x 3.53m max)

Two UPVC windows to front elevation. Coving to ceiling. Feature wood burning stove to remain set onto slate hearth. Radiator. Power points. Original wood flooring.

Kitchen

11'8" x 9'8" max (3.56m x 2.95m max)

Modern range of high gloss wall and base units with wood work surfaces over. Modern tiling to splash back areas. Belfast sink with stainless steel mixer tap over. Range cooker with five gas burners and stainless steel extractor hood above to remain. Space for upright fridge/freezer. Plumbing for washing machine. Radiator. Power points. Laminate flooring. UPVC double glazed door giving access to garden.

Rear Garden

Enclosed with walls and timber fencing. Low maintenance, area laid to patio slabs providing ample room for garden furniture. Remainder laid to artificial lawn

Family Bathroom

UPVC obscure double glazed window to rear elevation. White suite comprising; panel bath with twin tap/shower attachment over and shower screen. Wash hand basin set into vanity unit providing storage space below and low level w/c. Fully tiled to all walls. Radiator. Ceramic tiling to floor.

First Floor

Landing

Split level landing with UPVC double glazed window to well of stairs benefiting from views towards the Waterfront, Bristol Channel and Somerset coastline beyond. Access to loft space. Radiator. Power points. Wood flooring. Doors off to bedrooms

Master Bedroom

12'5" x 10'3" max (3.78m x 3.12m max)

UPVC double glazed window to rear elevation with far reaching views of the Waterfront, Barry Island, Bristol Channel and coastline beyond. Radiator. Power points.

Bedroom Two

12'2" x 10'2" max (3.71m x 3.10m max)

UPVC double glazed window to front elevation. Shelving into alcove. Radiator. Power points. Fitted carpet flooring

Dressing Room

9'0" x 5'4" max (2.74m x 1.63m max)

UPVC double glazed window overlooking front elevation. Radiator. Wood flooring. (The dressing room could easily become part of the bedroom as only separated by a partition wall).

COUNCIL TAX

Council tax band C.

DISCLAIMER

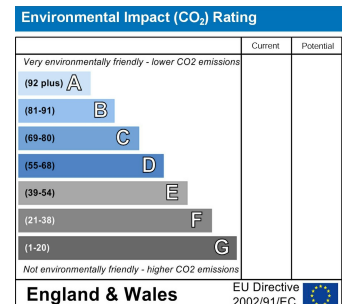
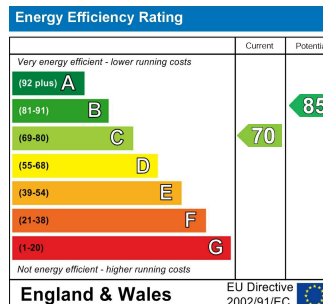
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with 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.

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.



www.ninaestateagents.co.uk

