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## 109A Port Road East, Barry CF62 9PX £424,950 Freehold

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

Located on the desirable Port Road East in Barry, this stunning detached house offers a fantastic opportunity for those seeking a spacious and versatile living space. Boasting three reception rooms and three bedrooms.

Built approximately 15 years ago by a private developer, this house exudes quality and modernity. The property features three bathrooms, ensuring convenience and comfort for all residents. With parking space for many vehicles.

The interior of the house is truly impressive, with an entrance hallway leading to a living room, dining room, sitting room, kitchen breakfast area, utility room, and a convenient w.c. shower room. Upstairs, you'll find three generously sized double bedrooms, with the master bedroom boasting its own en-suite bathroom and dressing room. Additionally, there is also a family bathroom for added convenience.

Outside, the property continues to impress with a spacious level garden complete with a patio area and laid to lawn. There is also side access leading to a garage with electric and power, providing ample storage space.

Situated in a sought-after location, this property offers easy access to Cardiff and the M4, making it ideal for commuters. With shops and local supermarkets nearby.

In conclusion, this property on Port Road East is a true gem, offering comfortable living spaces, modern amenities, and a convenient location. Don't miss the chance to make this house your home - book a viewing today!



## FRONT

A fully enclosed frontage with brick built walls and wrought iron fencing with double gate opening to a driveway proving off road parking. Lawn area with mature shrubbery. Block paved pathway leading to the rear. Large UPVC double glazed front door with side panel window opening to the entrance hallway.

## Garage

Single detached garage with up and over door. Power and lighting.

## Entrance Hallway

21'6 x 7'6 (6.55m x 2.29m)

Plastered ceiling with decorative coving, inset spotlighting. Plastered walls. Tiled flooring. Wooden stair case with fitted carpet stairs rising to the first floor landing. Wooden double doors to dining room, further wooden doors to living room, sitting room, kitchen and shower room. Radiator.

## Dining Room

15'4 x 14'6 (4.67m x 4.42m)

Plastered ceiling with decorative coving and ceiling rose. Plastered walls. Fitted carpet flooring. UPVC double glazed bay window to the front aspect. UPVC double glazed window to the side aspect. Radiator.

## Living Room

19'2 x 15'1 (5.84m x 4.60m)

Plastered ceiling with decorative coving and ceiling rose. Plastered walls with wall lighting. Fitted carpet flooring. UPVC double glazed bay window to the front aspect and further UPVC double glazed French doors to the rear garden. Radiator.

## Sitting Room

14'8 x 13'5 (4.47m x 4.09m)

Plastered ceiling with decorative coving, ceiling rose. Fitted carpet flooring. UPVC double glazed window to the rear aspect. Gas fireplace. Radiator.

## Shower Room

9'7 x 7'7 (2.92m x 2.31m)

Plastered ceiling with coving and inset spotlighting. Plastered walls. Tiled flooring. UPVC double glazed window. Shower cubicle with mains operated shower over. Close coupled toilet. Pedestal wash hand basin. Radiator.

## Kitchen/Breakfast Room

17'6 x 15'5 (5.33m x 4.70m)

Plastered ceiling with inset spotlighting and coving. Plastered walls. Tiled flooring. UPVC double glazed window to the side aspect. Kitchen comprises of wall mounted units, base units, laminate work surface, integrated fridge/freezer, integrated dish washer, integrated electric oven/grill and inset four ring gas hob with wall mounted extractor over. Sink with mixer tap. Door to utility room.

## Utility Room

8'0 x 7'11 (2.44m x 2.41m)

Plastered ceiling, plastered walls and tiled flooring. Wall mounted combination boiler. UPVC double glazed door opening to the side aspect. Wall mounted units and base units. Sink with twin tap. Plumbing for washing machine.

## FIRST FLOOR

### Landing

Plastered ceiling, plastered walls with Velux window to the front aspect. Carpet flooring. Doors to bedrooms and family bathroom. Loft access and access to further storage.

### Master Bedroom

15'2 x 15'0 (4.62m x 4.57m)

Plastered ceiling and plastered walls. UPVC double glazed window. Fitted carpet flooring. Door to dressing room. Door to en-suite. Radiator.

### Dressing Room

7'7 x 8'5 (2.31m x 2.57m)

Plastered ceiling and plastered walls. Fitted carpet flooring. Hanging space.

### En-suite

7'5 x 6'2 (2.26m x 1.88m)

Plastered ceiling with inset spotlighting. Plastered walls. Fitted carpet flooring. Shower cubicle with mains operated shower over. Close coupled toilet. Vanity wash hand basin. Velux window. radiator.

## Bedroom Two

14'7 x 11'6 (4.45m x 3.51m)

Plastered ceiling, plastered walls and fitted carpet flooring. Radiator. UPVC double glazed window.

## Bedroom Three

14'7 x 11'4 (4.45m x 3.45m)

Plastered ceiling, plastered walls and fitted carpet flooring. Radiator. UPVC double glazed window.

## Family Bathroom

7'5 x 7'5 (2.26m x 2.26m)

Plastered ceiling with inset spotlighting. Plastered walls. Velux window. Close coupled toilet. Pedestal wash hand basin. Bath with mixer taps. Radiator. Storage area.

## REAR GARDEN

A spacious and larger than average rear garden, enclosed with brick walls and timber fencing. Patio with space for garden furniture. Lawn area with flower beds and stone chippings. Outside lighting.

## COUNCIL TAX

Council tax band F.

## 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.

## 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.

## 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.

