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58 Porth-Y-Castell, Barry CF62 6QE £419,950 Freehold

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

Nestled in the sought-after location of the Garden Suburb location, is this charming semi-detached house offering a fantastic opportunity to extend (Approved plans available 2022/00125/FUL for a Two storey side extension. Single storey extension to the rear of the property. Loft conversion, flat roof dormer to the rear of the property. Driveway extended to allow for additional parking space) .

The property benefits from two spacious reception rooms and three generous bedrooms, this property provides ample living space for a growing family or those who love to entertain.

The ground floor welcomes you with an entrance hallway leading to the living room, functional kitchen with open plan dining area. The utility area, and a convenient cloakroom/WC. Upstairs, you'll find three double bedrooms along a family bathroom.

Outside, the property impresses with a deep lawned front garden, a side drive with ample parking, and a detached single garage. The rear garden, mainly laid to lawn, offers a lovely space for children to play and for outdoor gatherings.

Some replaced UPVC double glazing and gas central heating via a combination boiler.

Located within walking distance of Marine Drive and its breath taking coastal views, as well as the picturesque Knap with its lake, cafes, and beaches, this property is perfectly situated for those who appreciate the beauty of the outdoors and the convenience of nearby amenities. Don't miss out on the opportunity to make this wonderful house your new home in this fabulous location.



FRONT

Enclosed front garden with established shrubbery surrounding. Stone chippings to drive way. Laid to lawn. Access to garage. Traditional front door opening to the hallway.

ENTRANCE HALLWAY

Smoothly plastered ceiling, traditional wooden doors to living room, kitchen/dining area and utility area. Understairs storage housing a combination boiler. Tiled flooring. Fitted carpet stairs rising to the first floor. Traditional Victorian style radiator. UPVC double glazed door opening to the rear garden.

LIVING ROOM

14'10" x 10'11" (4.54m x 3.35m)

A spacious living room with plastered ceiling and walls. Wood block flooring. UPVC bay windows with wooden shutter blinds. Space for log burning stove with marble hearth. Victorian style radiator.

KITCHEN/DINING ROOM

23'4 x 11'0 (7.11m x 3.35m)

Open plan kitchen/dining area. Plastered ceiling and walls. Inset spotlighting to kitchen area. Wooden block flooring to dining room with tiles to kitchen area. UPVC double glazed window overlooking the front with wooden shutter blinds. Space for log burning stove and marble hearth. Traditional Victorian style radiator. Kitchen comprises; A selection of wall mounted units, base units and laminate work surface over. Tiled splash back area. Space for dish washer. Integrated electric oven, gas hob and extractor over. Composite sink with mixer tap over. Space for fridge/freezer. UPVC double glazed windows overlooking the rear garden.

UTILITY ROOM

4'9 x 5'1 (1.45m x 1.55m)

Plastered ceiling and plastered walls. Tiled flooring. UPVC double glazed window to the rear garden. Plumbing for washing machine. Space for tumble dryer. Door to W.C./Cloakroom

W.C./CLOAKROOM

2'7 x 5'9 (0.79m x 1.75m)

Plastered ceiling and plastered walls. Tiled flooring. UPVC double glazed side and rear aspect. Close coupled toilet. Wash hand basin. Tiled splash back area.

FIRST FLOOR

LANDING

A bright and airy carpeted landing with plastered ceiling, loft hatch and UPVC side window. Period doors to bedrooms and family bathroom.

BEDROOM ONE

14'10" x 10'11" (4.54m x 3.35m)

Plastered ceiling and plastered walls, laminate flooring. Fitted wardrobes. UPVC bay windows with fitted shutter blinds. Victorian style radiator.

BEDROOM TWO

13'3" into bay x 11'1" (4.06m into bay x 3.40m)

Plastered ceiling, plastered walls, laminate flooring. UPVC double glazed window to the front with fitted shutter blinds. Victorian style radiator.

BEDROOM THREE

10'11" x 8'0" (3.35m x 2.44m)

A plastered ceiling, plastered walls, laminate flooring. UPVC double glazed window overlooking the rear garden. Victorian style radiator.

BATHROOM

11'10" x 5'3" (3.63m x 1.62m)

Plastered ceiling with spotlights. Plastered and tiled walls. Tiled effect laminate flooring. UPVC double glazed window to the rear. Freestanding bath with mixer tap, shower attachment. Double shower cubicle with mains operated shower over. Vanity wash hand basin with storage drawers. Victorian style radiator.

GARDEN

A enclosed rear garden with timber fencing and mature shrubbery surrounding providing adding privacy. Side gate leading to the front. Laid to lawn with patio area. Stone chippings.

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.

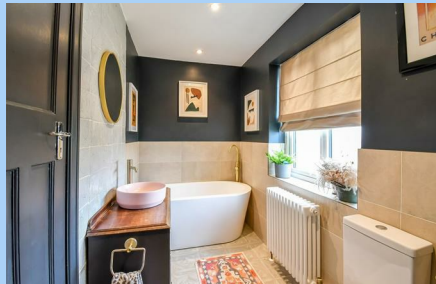
PROCEEDS OF CRIME ACT 2002

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.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|---------|--|---|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | 83 | (81-91) B | | |
| (69-80) C | | 69 | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC | England & Wales | | EU Directive 2002/91/EC |



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