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## 57 Portland Drive, Barry CF62 5AU Offers In Excess Of £310,000 Freehold

4 BEDS | 3 BATH | 1 RECEPT | EPC RATING B

This well presented sought after property and location placed on the Waterfront. A Barratt constructed 'Winchester design' placed on the Quays development. Viewing is essential to appreciate, offering versatile living throughout and placed near all amenities and a short walk away from Barry Island leading to numerous beaches and countryside. A regular train service provides access to Cardiff and Bridgend. This four bedroom townhouse briefly comprises:- Entrance hallway, utility room, lounge, kitchen/dining room, four bedrooms two with en-suite shower rooms and a family bathroom. Situated on a corner plot thus allowing a level private rear garden. Benefiting from, gas central heating, double glazing and integral garage with driveway. Viewing is highly recommended.



## FRONT

Off road parking leading to garage, Decorative stone chippings border, block paved pathway leading to recessed storage area and composite double glazed front door to entrance hallway.

### Entrance Hallway

6'08 x 12'08 (2.03m x 3.86m)

Smoothly plastered ceiling, smoothly plastered walls, wood laminate flooring, wall mounted radiator. Composite front door leading from front elevation. Wooden door leading to utility room a further wooden door leading to bedroom four. Fitted carpet staircase rising to the first floor.

### Utility Room

5'7 x 6'5 (1.70m x 1.96m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls, wood laminate flooring, wall mounted radiator. Base level units with wood laminate worktop. Space for washing machine. Wooden door leading out to the entrance hallway.

### Bedroom Two

10'3 x 12'10 (3.12m x 3.91m)

Smoothly plastered ceiling, smoothly plastered walls, wood laminate flooring, wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC double glazed patio doors leading out to the rear garden. Wooden door leading to an en-suite shower room. Wooden door leading out to the entrance hallway.

### En-Suite Shower Room

3'10 x 8'9 (1.17m x 2.67m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls, vinyl flooring, wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Double walk in shower with thermostatic control. Close coupled cistern toilet, pedestal wash hand basin. Porcelain tiled splashbacks. Wooden door leading to bedroom four.

## FIRST FLOOR

### First Floor Landing

4'08 x 6'07 (1.42m x 2.01m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. Wooden door's leading to the kitchen/dining area, living room and w.c. cloakroom. Fitted carpet staircase ascending from the ground floor. Fitted carpet staircase leading to the second floor.

### Kitchen / Dining Area

10'0 x 17'0 (3.05m x 5.18m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls, laminate effect vinyl flooring, wall mounted radiator. UPVC double glazed windows to the rear elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated hob, Integrated oven. Stainless steel cooker hood. Space for fridge freezer. Ample room for dining furniture. Wooden door leading out to the first floor landing.

### Living Room

13'1 x 17'0 (3.99m x 5.18m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed full height windows to the front elevation. Wooden door leading out to the first floor landing.

### W.C Cloakroom

4'5 x 5'4 (1.35m x 1.63m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls, laminate effect vinyl flooring, wall mounted radiator. Close coupled cistern toilet. Pedestal wash hand basin. Porcelain tiled splashbacks. Access to storage cupboard. Wooden door leading out to the first floor landing.

## SECOND FLOOR

### Second Floor Landing

7'08 x 8'11 (2.34m x 2.72m)

Smoothly plastered ceiling with loft access, smoothly plastered walls, fitted carpet flooring. Wooden doors leading to bedrooms one, two and three. Further wooden door leading to the Family bathroom. Fitted carpet staircase descending to the first floor.

### Master Bedroom

12'0 x 13'2 (3.66m x 4.01m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading to the en-suite shower room. Deep fitted wardrobes. Wooden door leading out to the second floor landing.

### En-Suite Shower Room

4'7 x 7'1 (1.40m x 2.16m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls, vinyl flooring, wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Double shower with thematically control. Close coupled cistern toilet. Pedestal wash hand basin. Porcelain tiled splashbacks. Wooden door leading to the master bedroom.

### Bedroom Three

8'7 x 9'11 (2.62m x 3.02m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed windows to the rear elevation. Wooden door leading out to the second floor landing.

### Bedroom Four

8'2 x 9'10 (2.49m x 3.00m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading to the main family bathroom. A further wooden door leading to the second floor landing.

### Family Bathroom

6'9 x 7'9 (2.06m x 2.36m)

Smoothly plastered ceiling, smoothly plastered walls, vinyl flooring, wall mounted radiator. Bath. Close couple cistern toilet. Pedestal wash hand basin. Porcelain tiled splashbacks. Wooden door leading out top the second floor landing. Further wooden door leading to bedroom three.

## REAR

A rear enclosed garden. concrete embossed patio area. Laid Astro turf lawn. Feather edge fencing surrounding. Side access. UPVC double glazed patio doors leading to bedroom four.

## GARAGE

9'8 x 19'5 (2.95m x 5.92m)

Integral garage. Lighting. Power. Up and over garage door. Access to drive.

## COUNCIL TAX

Council tax band E

## 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.

## PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

