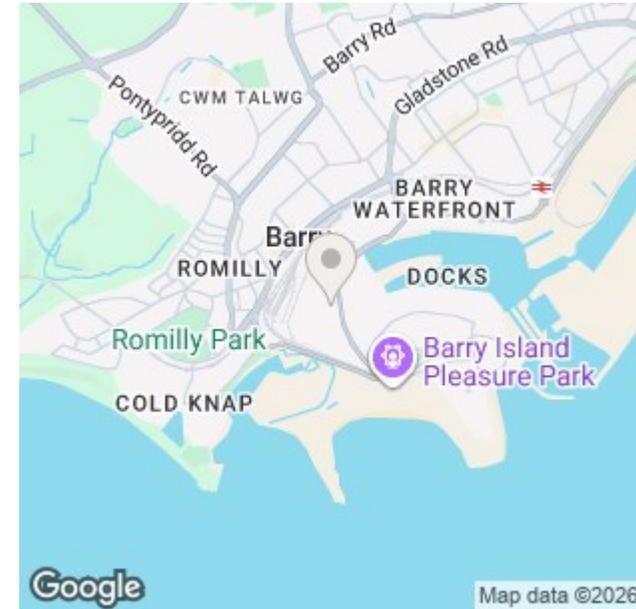


# The Overview

Property Name:  
**Portland Drive, Barry**

Price:  
**£300,000**

Qualifier:



## The Bullet Points

- Four-bedroom end-of-terrace townhouse
- Modern open-plan kitchen/diner
- Bright first-floor reception room
- Two further bedrooms with fitted wardrobes
- Low-maintenance rear garden with patio and decking
- Off-street parking for two vehicles
- Versatile ground-floor bedroom/sitting room
- En-suite to first-floor bedroom
- Contemporary family bathroom
- Stylish décor throughout



# The Main Text

Welcome to Portland Drive, Barry, CF62 5AU, a modern four-bedroom end-of-terrace townhouse offering generous living space and off-street parking for two vehicles. Set over three well-designed floors, this home provides versatility, comfort and contemporary style throughout.

Upon entering, you are greeted by a welcoming hallway leading into a spacious open-plan kitchen and dining area. The kitchen features sleek white high-gloss cabinetry complemented by wood-effect worktops, offering excellent storage and ample workspace. There is plenty of room for a family dining table, and the patio doors create a bright, open feel while giving direct access to the rear garden. This level also benefits from a useful under-stairs storage cupboard, a convenient W/C, and the fourth bedroom currently utilised as an additional sitting room/gym, offering great flexibility for modern living.

The first floor hosts a generous reception room with a large window that fills the space with natural light. Also on this level is a well-proportioned bedroom complete with fitted wardrobes and its own en-suite shower room with toilet and sink.

The second floor provides two further bedrooms, both featuring fitted wardrobe space, alongside a contemporary family bathroom.

Externally, the property continues to impress. The rear garden is a fantastic size and designed for low maintenance, offering a welcoming mix of patio, lawn and a small decked area ideal for outdoor dining, relaxing or entertaining. Rear access adds further practicality.

## Additional Information

Type of home- End Terrace Town House

Tenure- Freehold

EPC Rating- B

Council tax band- E

Borough- Vale of Glamorgan

## Local Area

Portland Drive is ideally positioned in a popular, welcoming part of Barry, offering easy access to local parks, coastal walks and a range of everyday amenities. Barry Island is close by, providing beautiful beaches, scenic promenades, vibrant cafés and family attractions. The award-winning Goodsheds development is also within easy reach, offering an excellent mix of independent eateries, boutique shops and social spaces. With plenty of dining, leisure and outdoor options, the area offers a lively yet relaxed setting that appeals to a wide range of lifestyles.

## Education

The area benefits from a good selection of local schools catering to all age groups, offering families convenient access to well-regarded educational options. These settings provide supportive learning environments and a range of academic and extracurricular opportunities. With both primary and secondary education available nearby, the location is well-suited to households seeking quality schooling within easy reach.

## Transport Links

The area is well served by reliable transport links, making commuting and travelling straightforward. Regular bus services run throughout Barry and into surrounding towns, while nearby train stations provide direct connections to Cardiff and beyond. Road access is convenient too, with routes leading smoothly towards the M4, offering an easy drive to major destinations across South Wales and further afield. This combination of bus, rail and road options ensures excellent connectivity for both daily travel and longer journeys.

## Material Information Property Report

You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

NTSELAT Approved

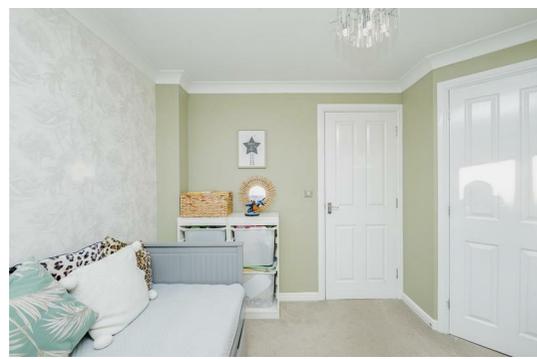
# The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



# The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



# *The Photographs*

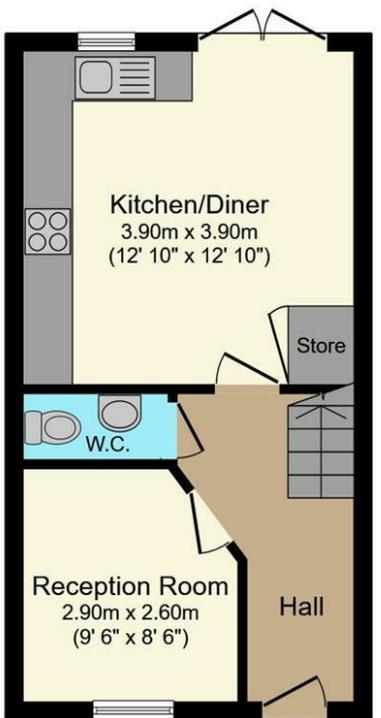
We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



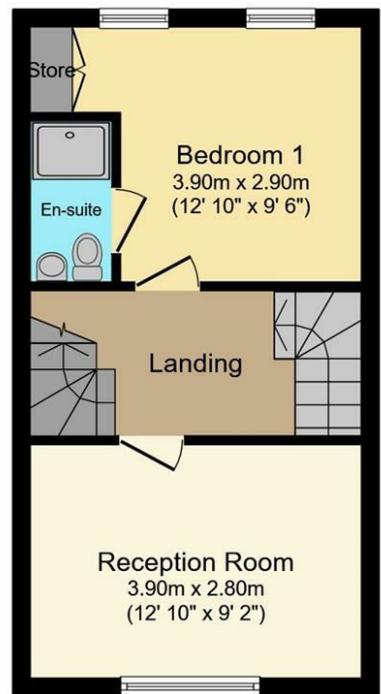
# *The Photographs*

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.

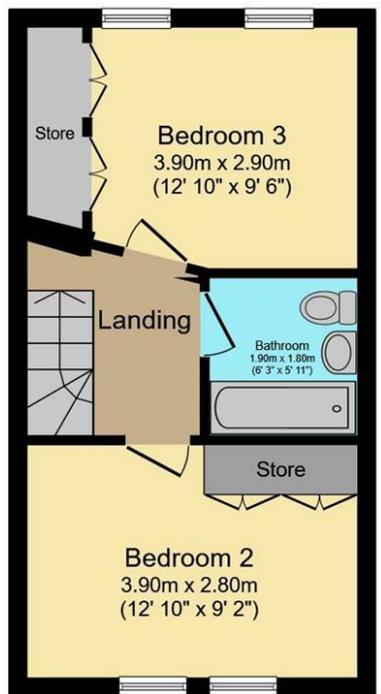
# The Floorplan



**Ground Floor**  
Floor area 31.2 sq.m. (336 sq.ft.)



**First Floor**  
Floor area 31.2 sq.m. (336 sq.ft.)



**Second Floor**  
Floor area 31.1 sq.m. (335 sq.ft.)

Total floor area: 93.5 sq.m. (1,007 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**CONRAD ESTATE AGENTS**