



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



89 Porth-Y-Castell, Barry CF62 6QF £450,000 Freehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING D

Positioned in the highly sought-after 'Garden Suburb' area of Barry, this delightful semi-detached house presents an exceptional opportunity for families seeking a blend of character and modern living. With three well-proportioned bedrooms and two bathrooms, this home is designed to accommodate the needs of contemporary family life.

Upon entering, you are greeted by an inviting entrance porch that leads into a hallway adorned with original parquet flooring. The front sitting room, also featuring original parquet flooring and a charming fireplace, offers a perfect space for relaxation. Adjacent to this is a spacious living room, enhanced by bi-folding doors that seamlessly connect to the rear garden. This room also boasts a feature fireplace and a log-burning stove.

The modern fitted kitchen is both functional and stylish, the ground floor also benefits from a convenient W.C. shower room and access to the integral double garage.

Ascending to the first floor, you will find three generously sized double bedrooms, all finished to a high standard, along with a beautifully presented family bathroom.

The larger-than-average rear garden is a true highlight, featuring Venetian fencing, a well-maintained lawn, and a patio area perfect for outdoor dining. The bi-folding doors provide easy access from the living room, while separate doors lead to the kitchen and garage.

To the front, an enclosed garden with a driveway offers parking for up to two vehicles, complemented by established shrubbery that adds to the property's curb appeal.

With its prime location near Marine Drive, Romilly Park, Porthkerry Country Park, and beautiful beaches, this home is perfect for outdoor enthusiasts. Local bus services further enhance accessibility to surrounding areas, making this prop



FRONT

Enclosed front garden with laid to lawn, planted established shrubbery. Paved pathway. Driveway with parking for multiple vehicles. Access to garage. Side access to front.

Entrance Porch

2'03 x 7'03 (0.69m x 2.21m)

UPVC double glazed French doors leading to front garden and driveway. UPVC double glazed window. Vinyl flooring.

Entrance Hallway

8'05 x 15'05 (2.57m x 4.70m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Original parquet flooring. Traditional Column radiator. UPVC double glazed door with obscured glass leading to the entrance porch. UPVC double glazed window. Fitted carpet staircase rising to the first floor. Opening to front sitting room/dining room, living room and kitchen. Wood panelled doors leading to W.C Cloakroom and shower and also integral garage.

Sitting / Dining Room

11'10 x 13'06 (3.61m x 4.11m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Original parquet flooring. UPVC double glazed bay window to the front. Traditional column radiator. Feature marble fireplace with slate hearth and log burning stove.

Living Room

11'10 x 19'04 (3.61m x 5.89m)

Smoothly plastered ceiling with Velux window to rear, smoothly plastered walls. Fitted carpet flooring. Traditional column radiator. UPVC double glazed Bi-Folding door leading to rear garden. Marble fireplace with slate hearth and Log burning stove.

Kitchen / Breakfast

8'04 x 14'10 (2.54m x 4.52m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminated flooring. Wall mounted radiator. UPVC double glazed windows to the side and rear. UPVC double glazed door leading to the rear garden. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel one and half bowl sink. Integrated four ring gas hob. Integrated oven. Stainless steel cooker hood with glass shroud. Space for fridge/freezer. Space for Dishwasher. Breakfast bar. Through opening to entrance hallway.

W.C Cloakroom & Shower

5'03 x 7'01 (1.60m x 2.16m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front. Shower with thermostatically controlled shower overhead. Pedestal wash hand basin. Close couple toilet.

FIRST FLOOR

First Floor Landing

8'05 x 8'07 (2.57m x 2.62m)

Smoothly plastered ceiling with coving and loft access via a drop-down fixed ladder. Smoothly plastered walls. Fitted carpet staircase rising from ground floor. UPVC double glazed window to the side elevation. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom.

Bedroom One

9'03 x 13'04 (2.82m x 4.06m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Traditional column radiator. UPVC double glazed window to the rear elevation. Built-in wardrobes. Wood panelled door leading to the first floor landing.

Bedroom Two

10'11 x 11'10 (3.33m x 3.61m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Traditional column radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to the first floor landing.

Bedroom Three

8'04 x 8'10 (2.54m x 2.69m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Traditional column radiator. UPVC double glazed window to the rear elevation. Wood panelled door to first floor landing.

Family Bathroom

7'07 x 8'04 (2.31m x 2.54m)

Smoothly plastered ceiling with inset lights and coving, porcelain tiled walls, and flooring. Wall mounted towel rail. UPVC double glazed windows with obscured glass to the front and side elevations. Vanity wash hand basin. Close coupled toilet. Bath thermostatically controlled shower overhead. Wood panelled door leading to the first floor landing.

REAR

Enclosed rear garden larger than average with laid to lawn. Patio area providing ample room for garden furniture and Bi-Folding door leading to the living room. Access to kitchen and Garage to the side. Side access to front. venetian styled fencing surrounding.

GARAGE

18'01 x 18'06 (5.51m x 5.64m)

Electric up and over garage door. Power and lighting. Stainless steel sink. Space for washing machine. UPVC double glazed windows to side and rear. UPVC double glazed door to rear garden. Wall mounted combination boiler

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.

PHOTOGRAPH DISCLAIMER

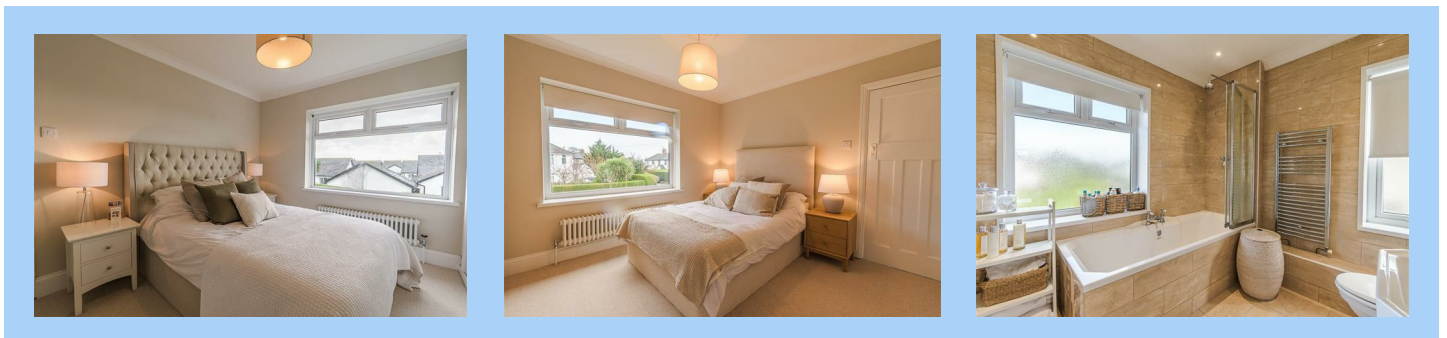
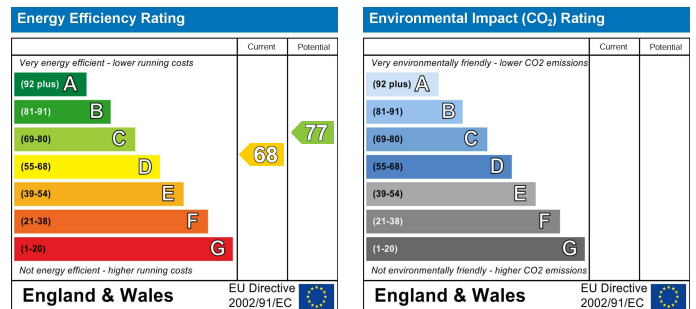
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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

