





## 198 Port Road East

Barry, Barry

FANTASTIC LOCATION – allowing quick access to Cardiff, M4 and Cardiff airport. Accommodation comprises entrance hall, WC cloaks, lounge with bay window, a separate dining room and a fantastic kitchen. There is also a large sun room with doors onto the IMMACULATE rear garden. The first floor has THREE DOUBLE BEDROOMS and a spacious bathroom. There is potential to convert the loft and also scope for side or rear extensions (stpp). plus a large sun room with doors onto the beautiful rear garden. The first floor has three bedrooms and a bathroom.

Outside, there is a long drive and deep front lawn with established trees. The rear is BEAUTIFUL and versatile with lawn, enchanting features, shed / office - II with great privacy. This wonderful home is situated in catchment for the following schools: Ysgol Gwaun Y Nant, Colcot, St Helens, All Saints, Bro Morgannwg, Pencoedtre High and St Richard Gwyn. Council Tax band: E Tenure: Freehold EPC C

- BEAUTIFULLY PRESENTED FAMILY HOME – SEMI DETACHED
- STUNNING GARDENS PLUS LARGE DRIVE
- TWO RECEPTIONS PLUS LARGE CONSERVATORY
- THREE BEDROOMS
- WREN FITTED KITCHEN
- EPC C71
- \*\*\* POTENTIAL TO EXTEND (stpp) \*\*\*



### **Entrance Hall**

A welcoming, carpeted hall with stairs to first floor and doors giving access to WC, lounge, dining room and kitchen.

### **WC**

White WC and sink. Radiator. Side aspect window.

### **Living Room**

12' 4" x 10' 5" (3.76m x 3.18m)

Beautiful parquet flooring and front aspect bay window. Radiator.

### **Dining Room**

13' 5" x 11' 3" (4.09m x 3.43m)

Continuation of the parquet flooring. Front aspect window. Radiator.

### **Kitchen**

10' 1" x 8' 1" (3.07m x 2.46m)

With a good range of white fitted eye level and base units (Wren) and complementing work surfaces with sink unit. Wall mounted boiler. Integrated dishwasher. Rear aspect window

### **Utility**

6' 1" x 4' 8" (1.85m x 1.42m)

Cupboard matching the kitchen. Integrated fridge freezer and washing machine. Rear aspect window.

### **Sun Room**

16' 3" x 11' 8" (4.95m x 3.56m)

A handy third reception room with doors leading out to the rear garden.

### **Landing**

Carpeted landing with attractive stained glass window. Doors give access to three bedrooms and bathroom.

### **Bedroom One**

12' 7" x 10' 6" (3.84m x 3.20m)

Carpeted double bedroom with front aspect bay window. Radiator.





12' 7" x 10' 6" (3.84m x 3.20m)

Carpeted double bedroom with front aspect bay window. Radiator.

#### **Bedroom Two**

13' 6" x 9' 6" (4.11m x 2.90m)

Carpeted double bedroom with front aspect window and radiator. A range of fitted wardrobes.

#### **Bedroom Three**

8' 8" x 8' 1" (2.64m x 2.46m)

Carpeted bedroom with rear aspect window and radiator.

#### **Bathroom**

White suite comprising bath with glass shower screen and inset shower, low level WC and wash basin set into vanity unit. Side aspect window. Heated towel rail.

#### **Loft**

Pull down ladder and Velux window.

#### **Driveway**

3 Parking Spaces

Interlocking brick paving providing off road parking for 2-3 vehicles.

#### **Front Garden**

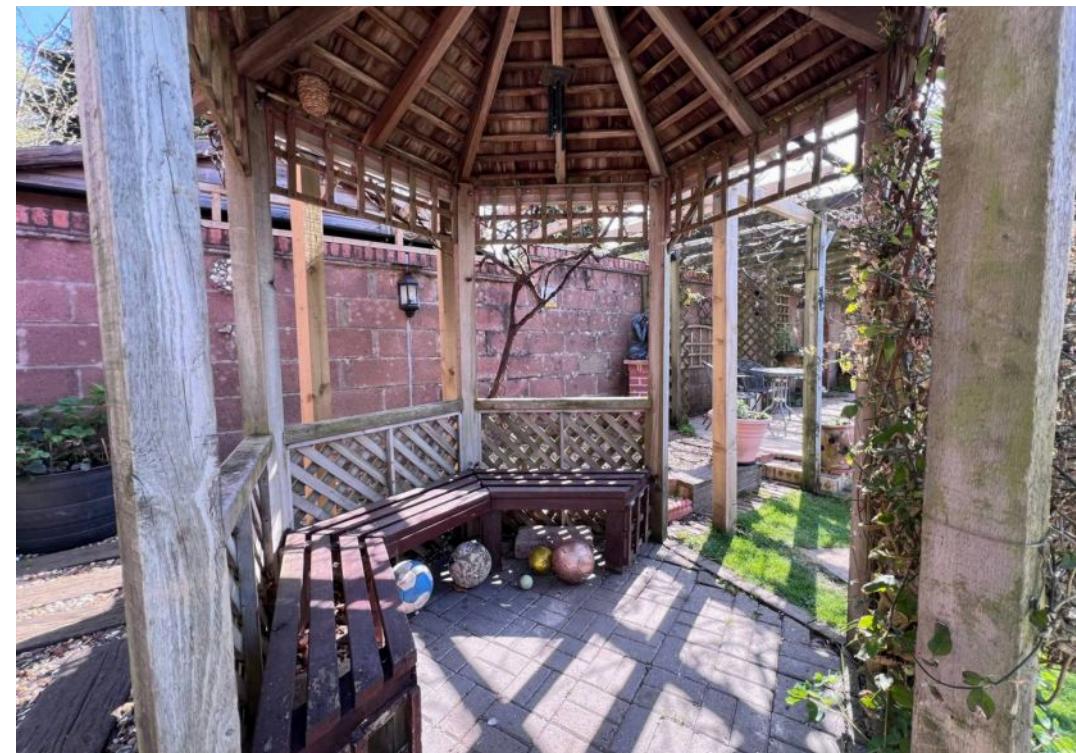
A deep, well kept and attractive front garden with established shrubs and trees.

#### **Rear Garden**

A beautiful rear garden, fully enclosed and with a wealth of well maintained shrubs, trees and plants. A beautiful pergola and walkway covered with wisteria. Well manicured lawn and multiple patio and seating areas. Greenhouse plus summer house / office.



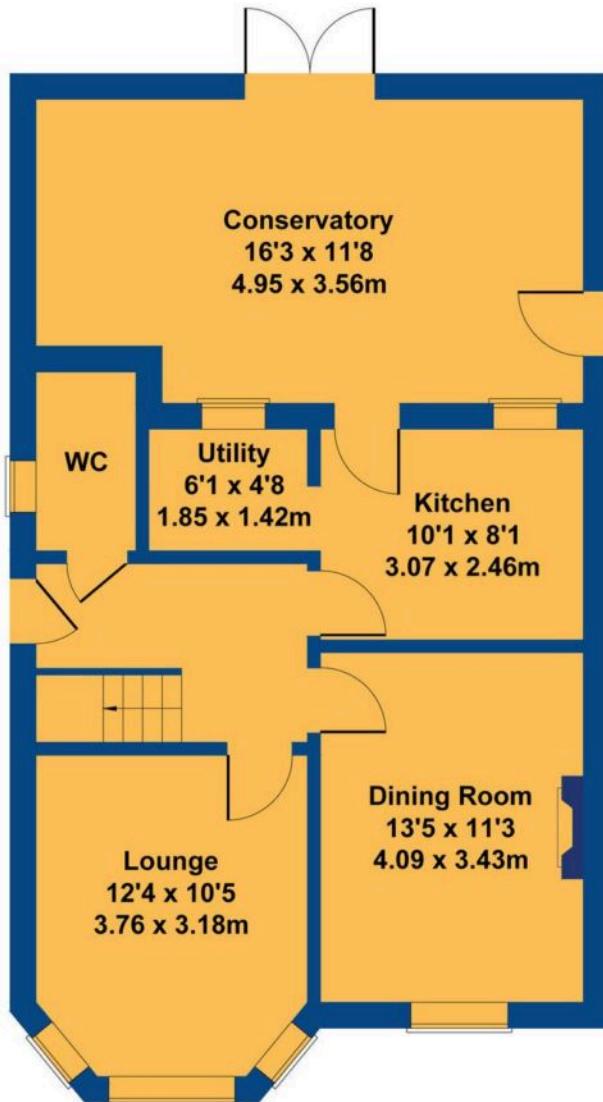




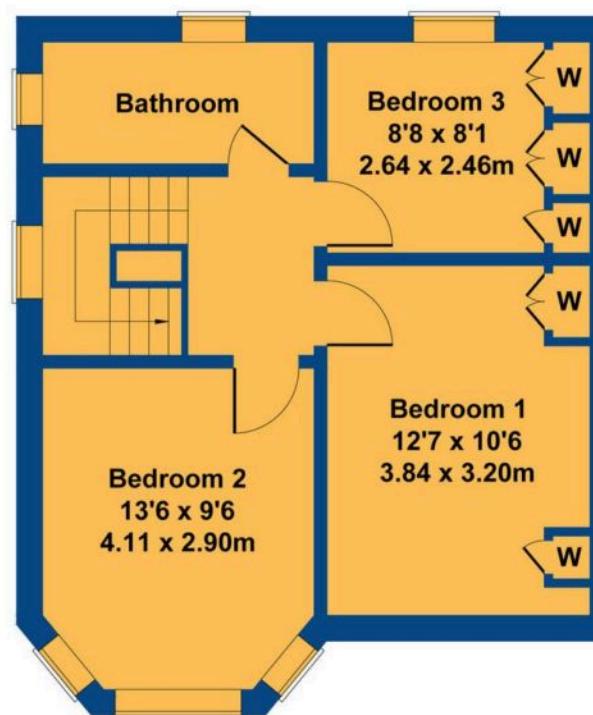


# 198 Port Road East

Approximate Gross Internal Area  
1236 sq ft - 115 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street - CF62 7EA

01446 700007

[barry@chris-davies.co.uk](mailto:barry@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.