







## 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 – ll 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 C7I
- \*\*\* 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**

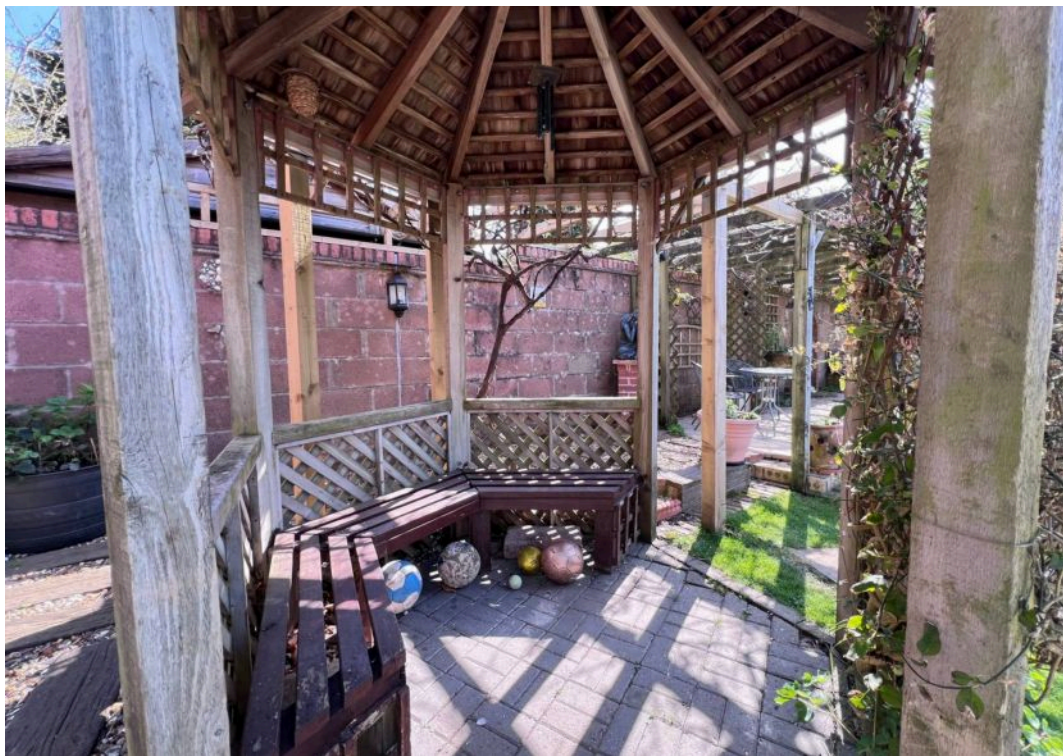
A beautiful rear garden, fully enclosed and with a wealth of well maintained shrubs, trees and plants. A beautiful pergola and walkway covered with wisteria. Well manicured lawn and multiple patio and seating areas. Greenhouse plus summer house / office.



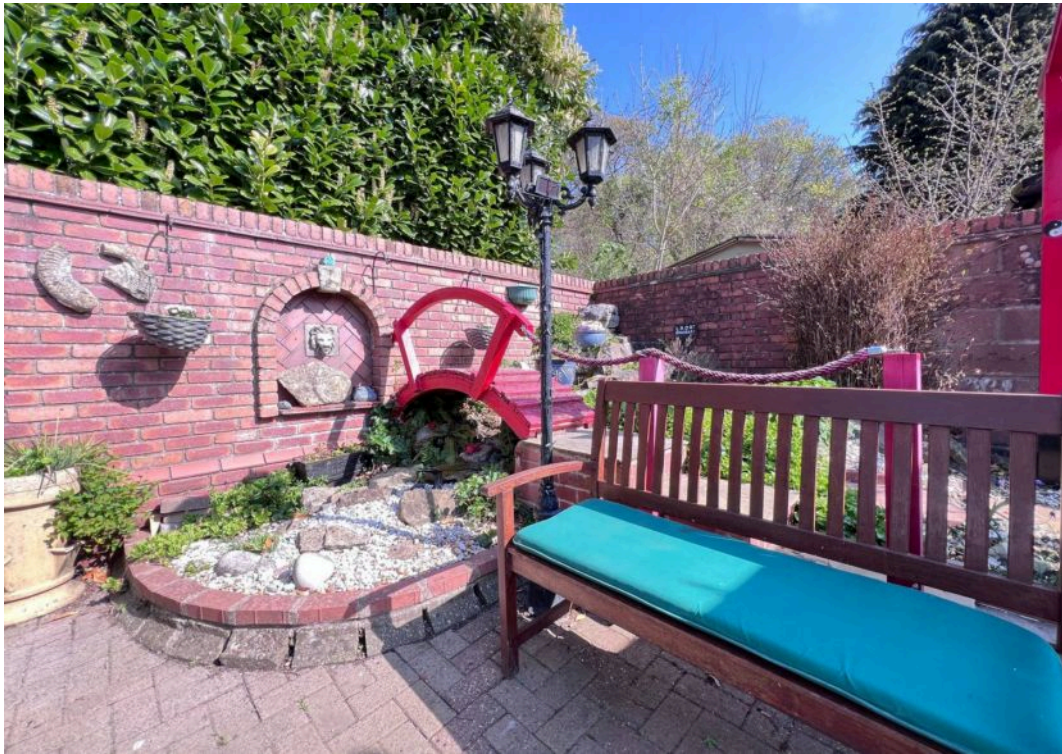








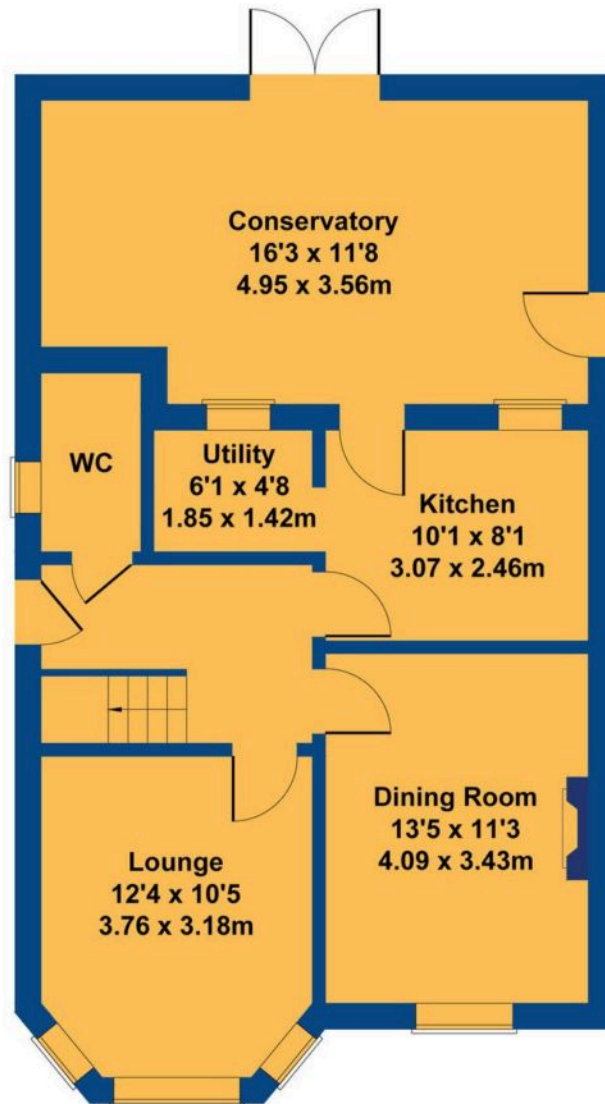




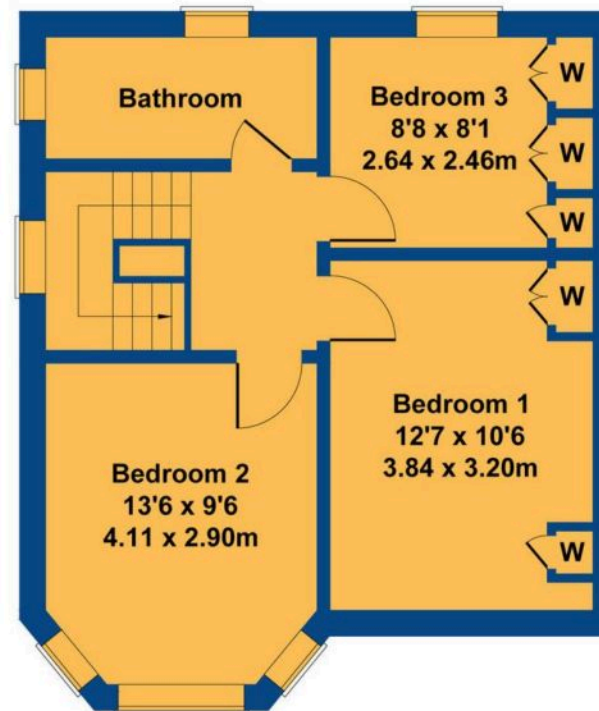


# 198 Port Road East

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

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