



## 93 Porth-Y-Castell, Barry CF62 6QF £375,000 Freehold

3 BEDS | 1 BATH | 3 RECEPT | EPC RATING

Positioned in the desirable 'Garden Suburb' area of Barry, this charming three-bedroom semi-detached family home offers a perfect blend of comfort and convenience. The property is ideally situated, with purpose-made paths leading to the stunning Marine Drive, the picturesque Romilly Park, Porthkerry Country Park, and several beautiful beaches, making it an excellent choice for outdoor enthusiasts. Local bus services are also readily available, ensuring easy access to the surrounding areas.

Upon entering the home, you are welcomed by a delightful entrance porch that leads into a spacious hallway. The ground floor features a front sitting room, perfect for relaxation, and a generous living room that seamlessly connects to a dining area through an inviting opening. French doors from the dining area open out to the rear garden, creating a lovely flow between indoor and outdoor spaces. The well-appointed kitchen is spacious and fitted, catering to all your culinary needs. A utility area and a convenient cloakroom adds to the practicality of the ground floor.

As you ascend to the first floor, you will find three comfortable bedrooms, each offering a peaceful retreat for family members. A family bathroom completes this level, providing essential amenities for daily living.

The rear garden is a true highlight, featuring a well-maintained lawn, established shrubbery, and a raised decked terrace, ideal for entertaining or enjoying quiet moments in the sun. To the front, an enclosed garden with planted shrubbery adds to the property's curb appeal, along with a driveway that provides parking for one vehicle.

This delightful home is perfect for families seeking a tranquil yet vibrant community, with ample space for both relaxation and recreation. Don't miss the opportunity to make this lovely property your own.



## FRONT

Enclosed fourcourted front with laid decorative sandstone chippings. Planted established shrubbery. Driveway with gated access to rear garden. UPVC double glazed front door leading to entrance porch.

## Entrance Porch

4'11 x 5'06 (1.50m x 1.68m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls - part panelled. Ceramic tiled flooring. UPVC double glazed front door and obscured glass side window. Wood framed door with obscured glass leading through to the entrance hallway.

## Entrance Hallway

6'02 x 13'04 (1.88m x 4.06m)

Textured ceiling, smoothly plastered walls. Wood flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Wood panelled doors leading to the front sitting room, living room and kitchen. A further wood panelled door leading to a W.C. Cloakroom. Fitted carpet staircase rising to the first floor.

## Sitting Room

9'10 x 12'02 (3.00m x 3.71m)

Textured ceiling with revealed wood beams, smoothly plastered walls. Wood flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to the entrance hallway.

## Living Room

12'00 x 13'06 (3.66m x 4.11m)

Textured ceiling with revealed wooden beams, smoothly plastered walls with picture rail. Fitted carpet flooring. Wall mounted radiator. Marble fireplace and hearth with electric fire insert. Through opening to dining area. Wood panelled door leading through to the entrance hallway.

## Dining Room

6'11 x 11'11 (2.11m x 3.36m)

Textured ceiling, smoothly plastered walls with picture rails. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed sliding patio doors leading out to rear garden and raised decked terrace. Wood panelled door leading through to utility room. Through opening to living room.

## Kitchen

8'10 x 10'00 (2.69m x 3.05m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls. Ceramic tiled splashback's. Terracotta tiled flooring. UPVC double glazed window to the front. A fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Integrated four ring gas hob, integrated oven, space for undercounter fridge, space for dishwasher. Wood panelled door leading through to the entrance hallway. Through opening to utility room.

## Utility Room

6'10 x 7'11 (2.08m x 2.41m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls - part panelled. Terracotta tiled flooring. UPVC double glazed window to the rear overlooking the garden. UPVC double glazed door with obscured glass leading to the rear garden. Space for washing machine. Access to storage. Wood panelled door leading through to the kitchen.

## W.C Cloakroom

2'10 x 4'11 (0.86m x 1.50m)

Textured ceiling, papered walls - part porcelain tiled. Ceramic tiled flooring. Vanity wash hand basin. Close coupled toilet. UPVC double glazed window with obscured glass to the side. Wood panelled door leading through to the entrance hallway.

## FIRST FLOOR

### First Floor Landing

6'02 x 6'09 (1.88m x 2.06m)

Textured ceiling with loft access and coving, smoothly plastered walls. Fitted carpet flooring. 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

10'09 x 13'06 (3.28m x 4.11m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the rear overlooking garden. Built-in wardrobes. Wood panelled door leading to the landing.

### Bedroom Two

9'08 x 10'00 (2.95m x 3.05m)

Textured ceiling, smoothly plastered walls with picture rails. Wood laminate flooring, wall mounted radiator. UPVC double glazed window to the front elevation. Access to built-in wardrobe. Wood panelled door to first floor landing.

### Bedroom Three

9'00 x 10'01 (2.74m x 3.07m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Overlooking rear garden. Wood panelled door to first floor landing.

### Family Bathroom

6'01 x 7'10 (1.85m x 2.39m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed windows with obscured glass to the front. Porcelain tiled splashback's. Bath with electric shower overhead. Pedestal wash basin. Close coupled toilet. Wood panelled door leading through to the first floor landing.

### REAR

Larger than average enclosed rear garden. Decked terraced area providing ample room for garden furniture with patio doors leading to the dining room. Laid to lawn. Established mature shrubbery. Outdoor storage shed. UPVC double glazed patio door leading to the utility area.

### 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.

### 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](http://www.ninaestateagents.co.uk)



Company No: 5972152. Registered Office: 1 Broad Street, Barry, Vale of Glamorgan, CF62 7AA. VAT No. 850 441 350