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



75 Porthkerry Road, Barry CF62 7EQ
Chain Free £285,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING D

Situated on the charming Porthkerry Road in Barry, this beautifully presented terraced house offers a delightful blend of modern living and classic comfort. Recently refurbished, the property boasts a fresh and inviting atmosphere throughout, making it an ideal home for families or those seeking a stylish retreat.

Upon entering, you are greeted by two spacious reception rooms, each featuring a log burning stove that adds warmth and character to the living space. These versatile rooms provide ample opportunity for relaxation and entertaining, ensuring that you can enjoy both cosy evenings and lively gatherings with friends and family.

The heart of the home is undoubtedly the modern fully fitted kitchen, which is designed with both functionality and style in mind. It offers a perfect space for culinary enthusiasts to create delicious meals while enjoying the company of loved ones.

The property comprises three well-proportioned bedrooms, providing comfortable accommodation for all family members or guests. The bespoke family bathroom suite is a standout feature, offering a serene space to unwind and refresh.

With its prime location in Barry, this terraced house is conveniently situated near local amenities, parks, and transport links, making it an excellent choice for those looking to enjoy the vibrant community and beautiful surroundings.

In summary, this newly refurbished home on Porthkerry Road is a rare find, combining modern conveniences with charming features. It is ready for you to move in and make it your own. Don't miss the opportunity to view this exceptional property.







FRONT
At the front, a forecourt with steps leads to the front door. Access to the storm porch.

Entrance Porch
Accessed through a composite door with obscure glazing, with a skylight window. The porch has a smoothly plastered ceiling, plastered walls with dado rails and wood-effect flooring. A wooden glazed-panel door opens to the entrance hallway.

Hallway
Plastered ceiling with coving, plastered walls with dado rails and wood-effect flooring. A wall-mounted radiator and carpeted stairs lead to the first floor. Wooden doors open to the under-stairs WC/cloakroom, with further doorways leading to the kitchen and living room.

W.C/Cloakroom
5'6 x 2'7 (1.68m x 0.79m)
Includes a plastered ceiling, plastered walls with decorative wood panelling and tile-effect flooring. Fittings comprise a close-coupled toilet and a wall-mounted ceramic sink with Victorian-style mixer taps. Wall lighting is also noted.

Living/Dining Room
25'2 x 12'8 (7.67m x 3.86m)
The room has a smooth plastered ceiling, plastered walls and fitted carpet. A new UPVC double-glazed bay window with shutter blinds overlooks the front elevation, while a further new UPVC double-glazed window with shutter blinds faces the rear garden. There are two wall-mounted radiators and a feature fireplace with timber surround, slate hearth and log-burning stove. The room has space for a large dining suite.

Kitchen/Sitting Room
22'9 x 9'5 (6.93m x 2.87m)
This through-room offers space for sitting or dining and has a smooth plastered ceiling with inset spotlights and pendant lighting, plastered walls and wood-effect flooring. A UPVC double-glazed bay window faces the side aspect, and a UPVC double-glazed obscure-glass door opens onto the rear garden. A feature fireplace has a timber surround, slate hearth and log-burning stove.
The kitchen has a range of wall and base units with laminate work surfaces, a ceramic sink with Victorian-style mixer tap, integrated dishwasher, four-ring gas hob with extractor above, integrated fridge and freezer, and an electric oven and grill. Under-cabinet lighting and ceramic splashback tiles complete the kitchen.

FIRST FLOOR

Landing
Has a plastered ceiling and walls with dado rails, and split-level fitted carpet flooring. Wooden doors lead to the bedrooms and family bathroom, with access to the loft.

Bedroom One
16'5 x 11'7 (5.00m x 3.53m)
Features a decorative papered ceiling with coving, plastered walls, fitted carpet, a fitted wardrobe, wall-mounted radiator and lighting, and decorative wall panelling. Two UPVC double-glazed windows overlook the front elevation and have fitted shutter blinds. There is space for additional large wardrobes.

Bedroom Two
11'6 x 10'6 (3.51m x 3.20m)
Includes a plastered ceiling with coving, plastered walls with decorative panelling, fitted carpet, a wall-mounted radiator and a UPVC double-glazed window overlooking the rear elevation.

Bedroom Three
13'3 x 10'2 (4.04m x 3.10m)
Features a textured ceiling, plastered walls with a feature wallpapered wall, fitted carpet, a wall-mounted radiator and a UPVC double-glazed window overlooking the rear elevation. A boiler cupboard houses a wall-mounted combination boiler.

Family Bathroom
8'9 x 6'0 (2.67m x 1.83m)
The room has a plastered ceiling with inset spotlights and an extractor fan, decorative marble-effect porcelain wall tiles, wood panelling and complementary marble-effect tiled flooring. A UPVC double-glazed obscure-glass window faces the side. The fittings comprise a bath with a Victorian-style shower and handheld attachment, gold-finish thermostatic valves and mixer taps, a bespoke vanity unit with marble work surface and inset ceramic sink, a tall vertical radiator and a close-coupled toilet.

REAR GARDEN
The tiered rear garden has paved pathways and a paved courtyard, with steps leading up to further paved patio areas. Steps also lead to lane access through a wooden gate, and there is access to a storage outhouse.

COUNCIL TAX
Council tax band C.

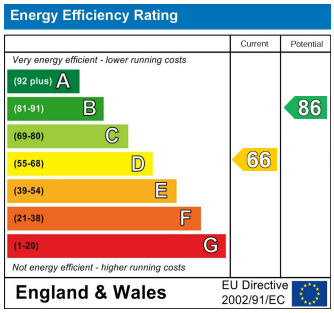
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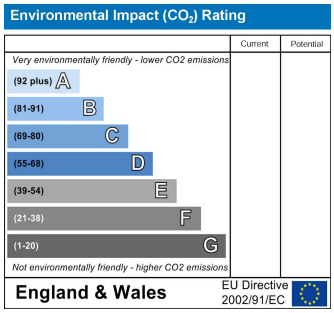
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Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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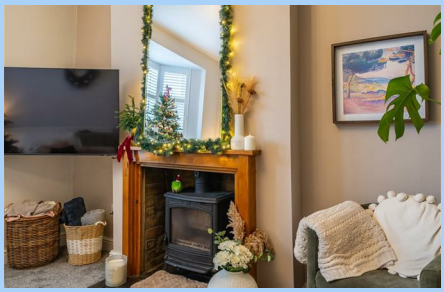
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TENURE
We have been advised that the property is FREEHOLD. You are advised to check these details with your solicitor as part of the conveyancing process.











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