

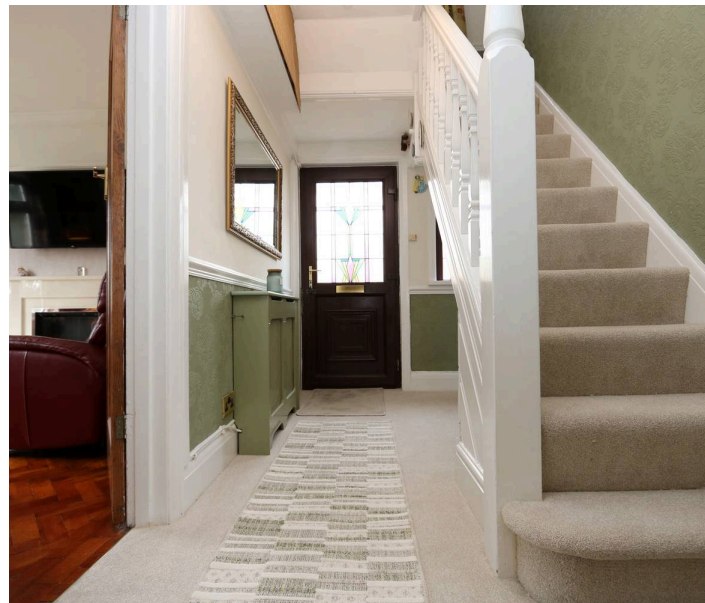




## 198 Port Road East

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, Pencoedre High and St Richard Gwyn. Council Tax band: E Tenure: Freehold EPC C



- BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME
- POTENTIAL TO EXTEND TO THE SIDE AND REAR (STPP)
- STUNNING GARDENS PLUS LARGE DRIVE
- WREN FITTED KITCHEN
- TWO RECEPTIONS PLUS LARGE CONSERVATORY
- REAL WOOD PARQUET FLOORING TO THE LOUNGE AND DINING ROOM
- THREE BEDROOMS
- MODERN FIRST FLOOR FAMILY BATHROOM
- FULLY BOARDED/CARPETED LOFT WITH A VELUX WINDOW OVERLOOKING THE REAR GARDEN
- CAVITY WALL INSULATION - EPC C71



### 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 3.17m)

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.

**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

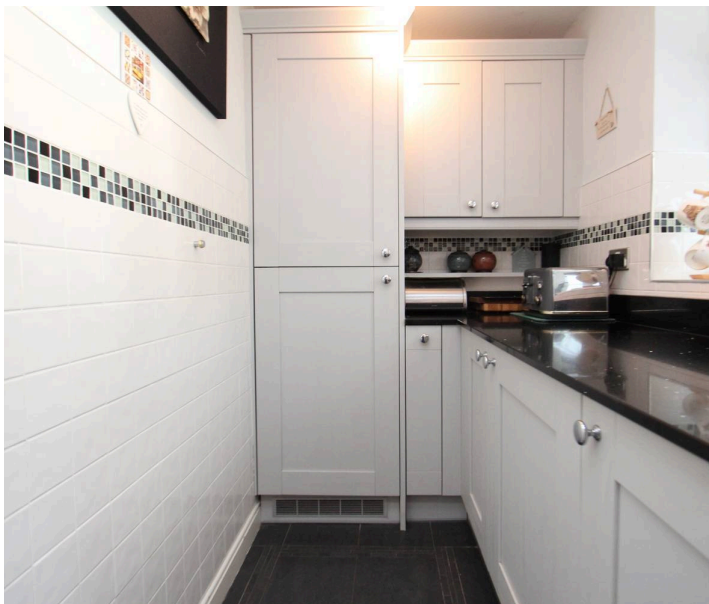
Interlocking brick paving providing off road parking for 2-3 vehicles.

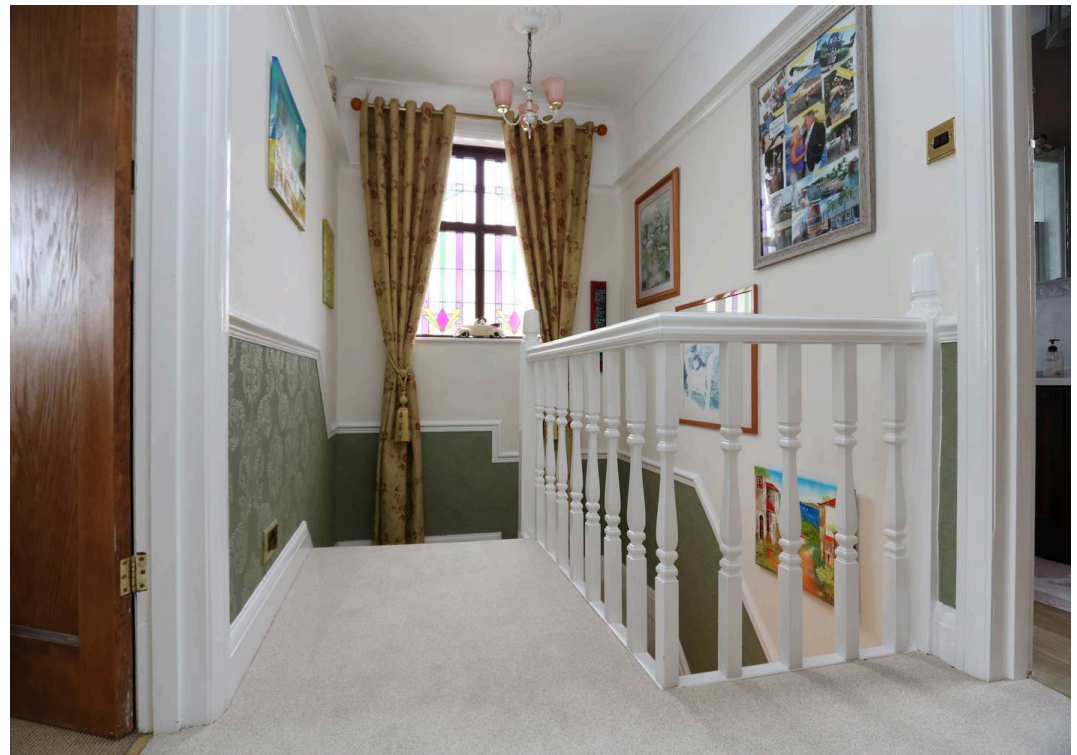
**Front Garden**

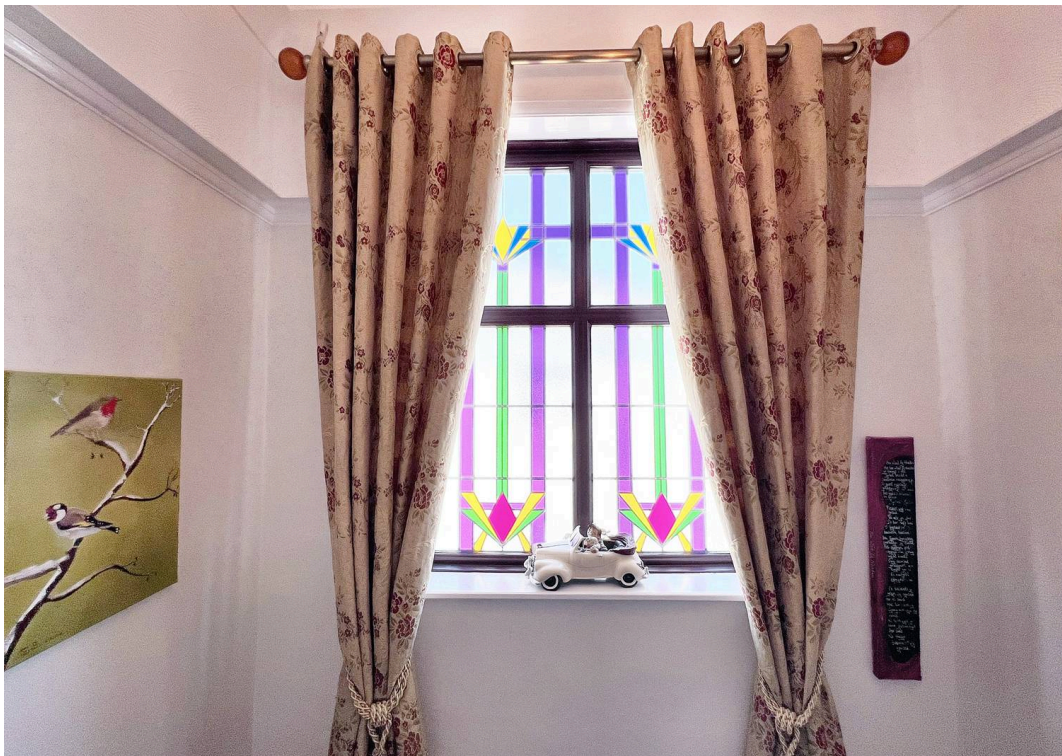
A deep, well kept and attractive front garden with established shrubs and trees.

**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.

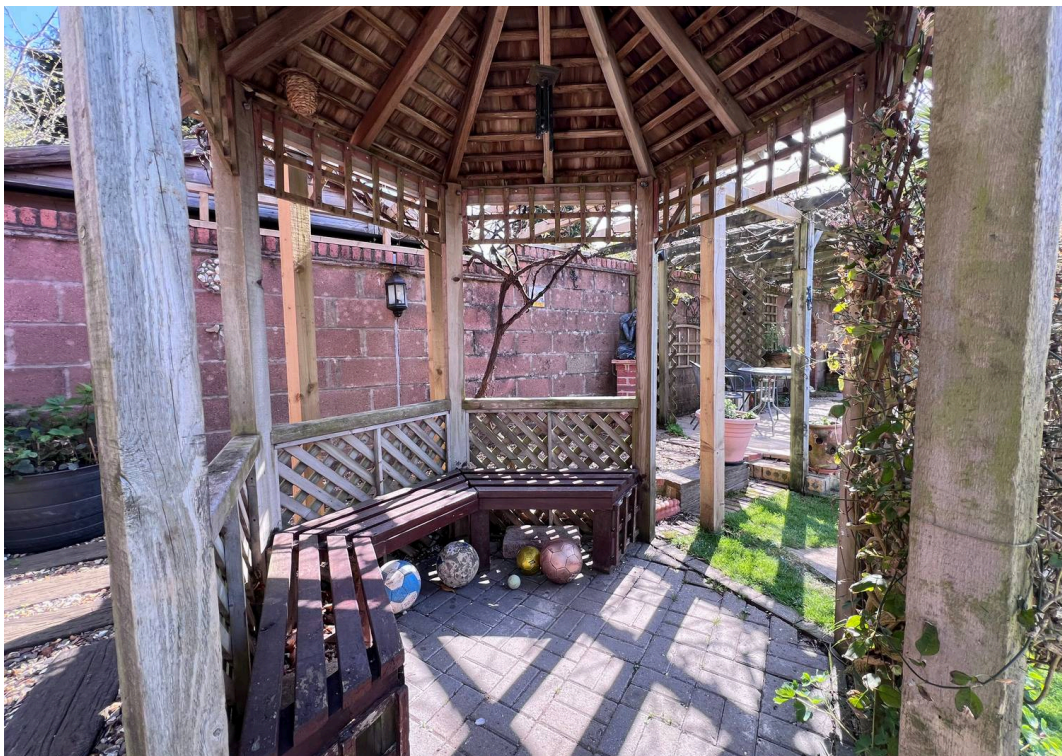
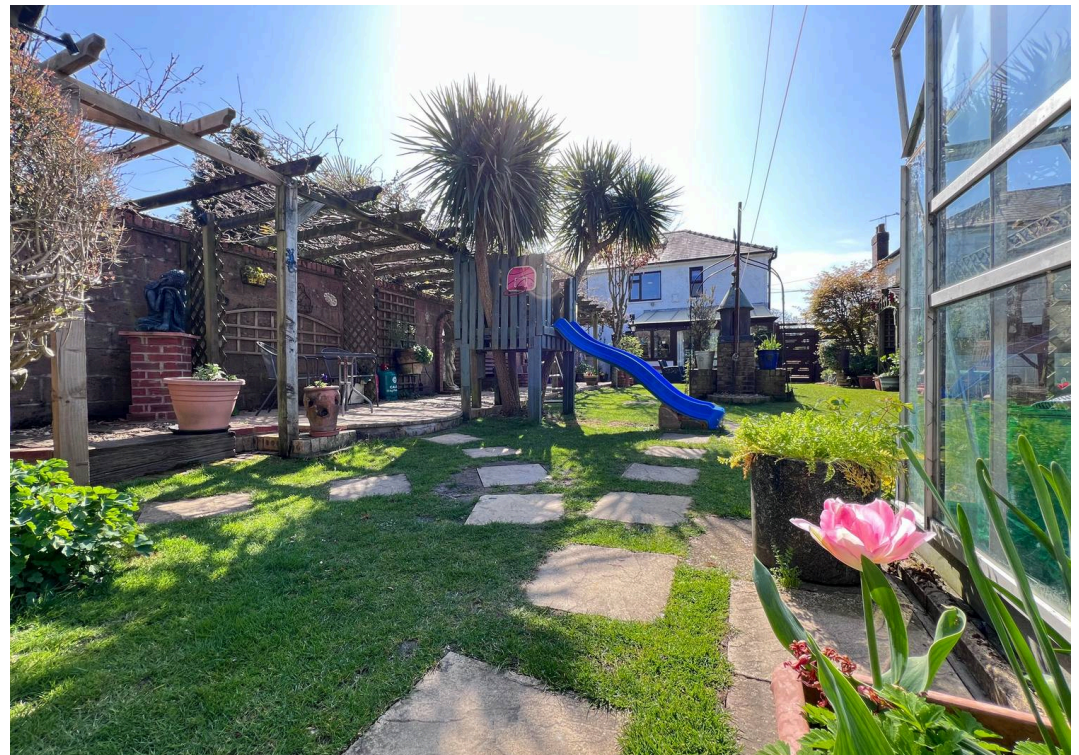




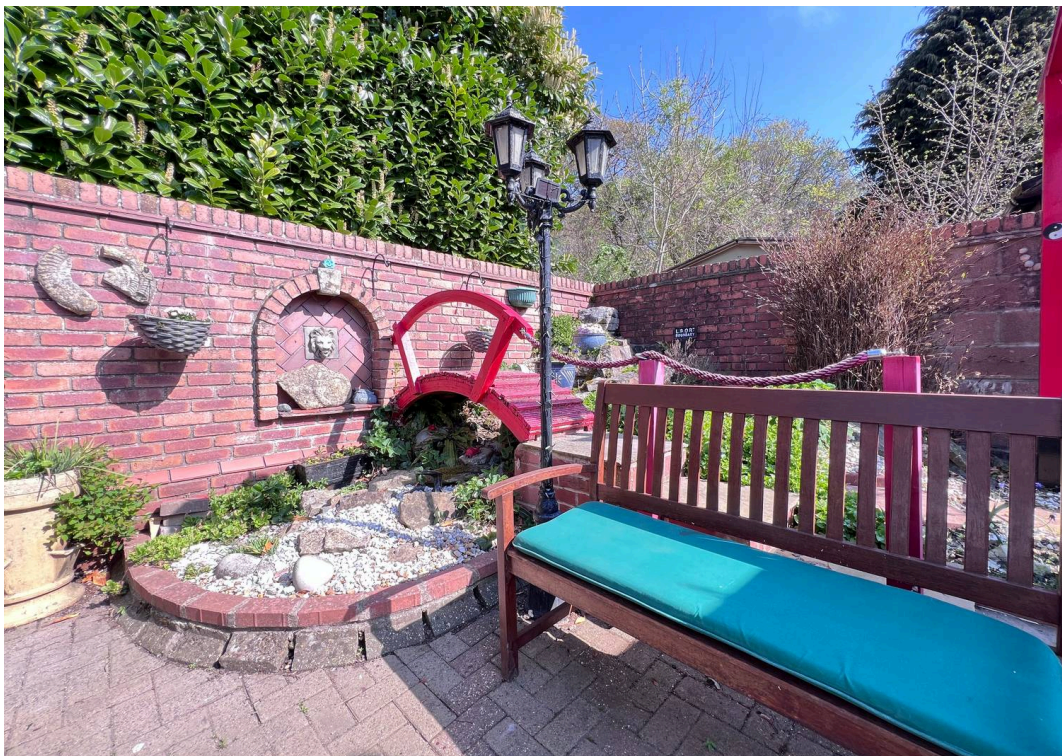
















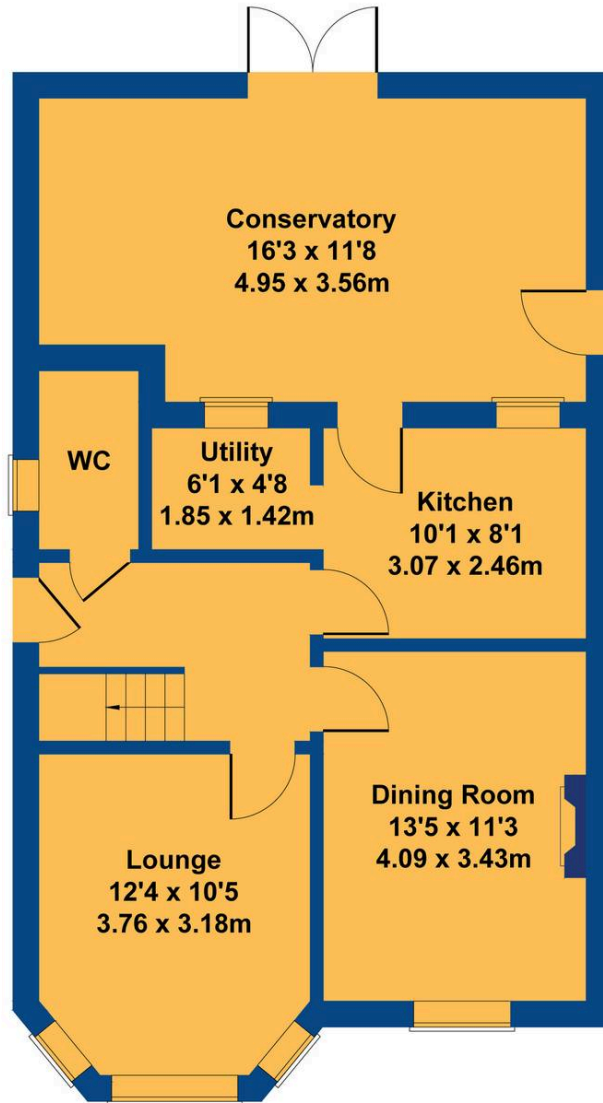


| Energy Efficiency Rating                    |          | Current   | Potential |
|---|----------|---|-----------|
| Very energy efficient - lower running costs |          |   |           |
| (92+)                                       | <b>A</b> |   |           |
| (81-91)                                     | <b>B</b> |   |           |
| (69-80)                                     | <b>C</b> |   |           |
| (55-68)                                     | <b>D</b> |   |           |
| (39-54)                                     | <b>E</b> |   |           |
| (21-38)                                     | <b>F</b> |   |           |
| (1-20)                                      | <b>G</b> |   |           |
| Not energy efficient - higher running costs |          |   |           |
| <b>England, Scotland &amp; Wales</b>        |          | 71  | 78        |
|   |          | EU Directive 2002/91/EC  |           |

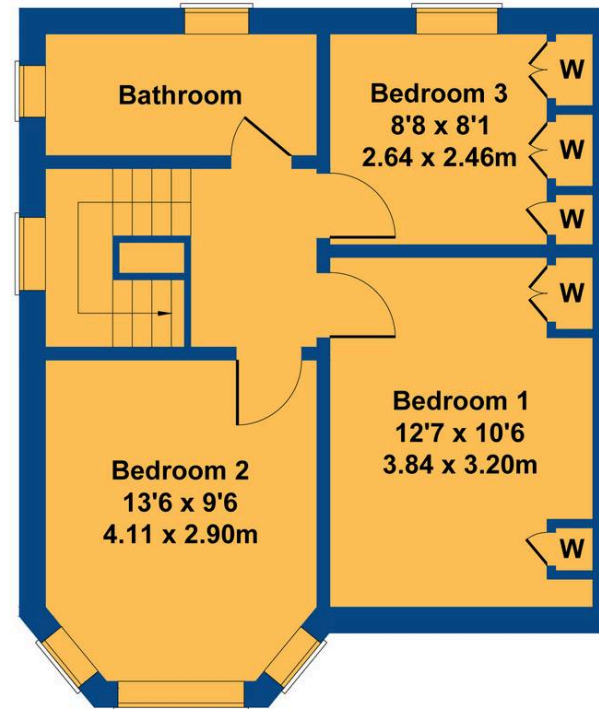
| Environmental Impact (CO <sub>2</sub> ) Rating                  |          | Current   | Potential |
|---|----------|---|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |          |   |           |
| (92+)   | <b>A</b> |   |           |
| (81-91)   | <b>B</b> |   |           |
| (69-80)   | <b>C</b> |   |           |
| (55-68)   | <b>D</b> |   |           |
| (39-54)   | <b>E</b> |   |           |
| (21-38)   | <b>F</b> |   |           |
| (1-20)  | <b>G</b> |   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |          |   |           |
| <b>England, Scotland &amp; Wales</b>                            |          | 65  | 72        |
|   |          | EU Directive 2002/91/EC  |           |

# 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.



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