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22 Porthkerry Road, Barry CF62 3HD
£730,000 Freehold

4 BEDS | 5 BATH | 3 RECEPT | EPC RATING C

Situated on Porthkerry Road, in the charming village of Rhoose, Nr Barry, this exquisite detached house is a true gem for families seeking both space and comfort. Having undergone meticulous renovation by the current owners over the past few years, this residence offers a harmonious blend of modern living and high end finishes.

The property features three well-appointed reception rooms, providing ample space for relaxation and entertainment. A large kitchen, dining and living area the kitchen features high specification integrated appliances. To the first floor four generously sized bedrooms, there is plenty of room for family and guests alike. each of the bedrooms features en-suite bathrooms which ensures convenience and privacy for all occupants, making morning routines a breeze. The two rear facing bedrooms have bi-folding doors leading to a balcony with views over the garden and partial channel views.

Set on a generous plot, the house is complemented by an impressive large rear garden, perfect for outdoor activities and gatherings. The beautifully landscaped garden boasts lush lawns and mature shrubs, creating a serene oasis. The porcelain tiled patio areas are ideal for al fresco dining or simply enjoying the sunshine. Additionally, a delightful summer house, equipped with power lighting and an inverter air conditioning unit, offers a versatile space for hobbies or relaxation.

The front of the property is equally impressive, featuring an expansive driveway that accommodates multiple vehicles, along with a garage for added convenience. Side access leads directly to the rear garden, enhancing the flow of the property.

This stunning family home is not only a sanctuary of comfort but also a perfect setting for creating lasting memories. With its prime location and exceptional features, it is a must-see for anyone looking to settle in this delightful area.

FRONT

Enclosed front, Laid decorative stones. Garage. Ample parking for multiple vehicles. Composite front door leading to the entrance hallway. Side access to rear.

Entrance Hallway

7'04 x 14'09 (2.24m x 4.50m)

Smoothly plastered ceiling, smoothly plastered walls, porcelain tiled flooring with underfloor heating. Composite front door with obscured glass insert and side window. Staircase rising to the first floor, through opening to the inner hallway and wood-panelled door leading to the living room.

Living Room

14'00 x 14'09 (4.27m x 4.50m)

Smoothly plastered ceiling with multi colour inset LED lights, smoothly plastered walls and porcelain tiled flooring with underfloor heating. UPVC double-glazed window to the front. Media wall with inset lighting and inset electric fire. Through opening to the kitchen/living/dining area, wood-panelled door leading to the entrance hallway.

Kitchen / Dining / Living

22'03 x 28'07 (6.78m x 8.71m)

Smoothly plastered ceiling with multi colour inset LED lights, smoothly plastered walls, LVT flooring. Wall-mounted vertical double-column radiators. UPVC double-glazed window to the rear and UPVC double-glazed bi-folding doors leading out to the rear garden. Modern fitted kitchen comprising of base units and larder units. Quartz worktops and upstands. Integrated appliances include Main oven with warming draw, steam oven, integrated microwave, integrated induction hob, integrated cooker hood, sink with integrated hot tap and integrated wine fridge, Integrated dishwasher and washing machine. Space for American-style fridge freezer Ample area for dining furniture and living furniture.

Utility Room

12'09 x 25'00 (3.89m x 7.62m)

Smoothly plastered ceiling and walls, ceramic tiled flooring with part underfloor heating. Wall-mounted vertical double-column radiator. UPVC double-glazed French doors leading out to the rear garden. Fitted wall and base units with wood laminate worktops. Stainless steel sink. Space for tumble dryer and space for fridge freezer. Wood-panelled door leading through to the inner hallway.

Family Bathroom

8'01 x 8'11 (2.46m x 2.72m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls with vent extractor, porcelain tiled splashback and porcelain tiled flooring. Suite comprising bath with freestanding mixer tap, vanity wash hand basin and vanity toilet. UPVC double-glazed obscured window to the side and wood-panelled door leading through to the inner hallway.

Bedroom Five / Study

9'11 x 12'09 (3.02m x 3.89m)

Smoothly plastered ceiling with coving, smoothly plastered walls, LVT flooring. Wall-mounted double-column radiator. UPVC double-glazed window to the front. Wood-panelled door leading through to the inner hallway.

FIRST FLOOR

First Floor Landing

9'07 x 11'08 (2.92m x 3.56m)

Smoothly plastered ceiling with automated Velux window, smoothly plastered walls and LVT flooring. Wall-mounted vertical double-column radiator. Staircase rising from the ground floor. Wood-panelled doors leading into bedrooms one, two, three and four.

Bedroom One

14'01 x 17'04 (4.29m x 5.28m)

Smoothly plastered ceiling with inset lights and pendant lighting, smoothly plastered walls. LVT flooring. Wall-mounted vertical double-column radiator. UPVC double glazed windows to the front elevation. Wood-panelled door leading through to the ensuite, access to storage and wood-panelled door leading to the landing.

En-Suite Shower Room

4'06 x 9'04 (1.37m x 2.84m)

Smoothly plastered ceiling with inset lights and Velux window, smoothly plastered walls. Porcelain tiled flooring. Wall-mounted towel rail. Porcelain tiled splashbacks. Double shower with thermostatically controlled shower overhead. Vanity wash hand basin and vanity toilet. Wood-panelled door leading through to bedroom one.

Bedroom Two

12'02 x 17'07 (3.71m x 5.36m)

Smoothly plastered ceiling with inset lights and pendant lighting, smoothly plastered walls. LVT flooring. UPVC double-glazed bi-folding doors leading out to an enclosed balcony. Wall-mounted vertical double-column radiator. Wood-panelled door leading through to the ensuite and a further wood-panelled door leading out to the first floor landing.

En-Suite Shower Room

4'07 x 9'03 (1.40m x 2.82m)

Smoothly plastered ceiling with inset lights and Velux window, smoothly plastered walls with vent extractor. Porcelain tiled flooring and porcelain splashbacks. Wall mounted towel rail. Double shower with thermostatically controlled shower overhead, vanity wash hand basin, vanity toilet. Wood-panelled door leading through to bedroom two.

Bedroom Three

12'02 x 17'06 (3.71m x 5.33m)

Smoothly plastered ceiling with inset lights and pendant lighting, smoothly plastered walls. LVT flooring. Wall-mounted double-column radiator. UPVC double-glazed bi-folding doors leading out to an enclosed balcony with partial channel views and views over the garden (the balcony is interconnecting between bedrooms two and three.) Wood-panelled door leading through to an ensuite shower room and further wood-panelled door leading through to the first floor landing.

En-Suite Shower Room

4'07 x 9'09 (1.40m x 2.97m)

Smoothly plastered ceiling with inset lights and Velux window, smoothly plastered walls with vent extractor, porcelain tiled flooring and porcelain splashbacks. Wall mounted towel rail. Double shower with thermostatically controlled shower overhead, vanity wash hand basin, close-coupled vanity toilet. Wood-panelled door leading through to bedroom three.

Bedroom Four

14'01 x 14'01 (4.29m x 4.29m)

Smoothly plastered ceiling with inset lights and pendant lighting, smoothly plastered walls, LVT flooring. Wall-mounted double-column radiator. UPVC double-glazed windows to the front. Wood-panelled door leading through to ensuite shower room and further wood-panelled door leading through to the first floor landing.

En-Suite Shower Room

4'06 x 9'09 (1.37m x 2.97m)

Smoothly plastered ceiling with inset lights and Velux window, smoothly plastered walls. Porcelain tiled flooring and porcelain splashbacks. Wall-mounted towel rail. Double shower with thermostatically controlled shower overhead, vanity wash basin and vanity toilet. Wood-panelled door leading through to bedroom four.

REAR

A large rear enclosed garden, featuring a porcelain tiled patio area, a porcelain tiled pathway leading to a lower patio area, laid lawn and established planted shrubbery surounding. Additional patio area leading to the summer house. Bi-folding doors leading into the kitchen/dining/living area and French doors leading into the second reception.

SUMMER HOUSE

13'11 x 22'01 (4.24m x 6.73m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls, vinyl flooring and wall-mounted air conditioning inverter unit. UPVC double-glazed windows and French doors leading out to the rear garden.

GARAGE

8'10 x 15'11 (2.69m x 4.85m)

Up and over garage door. Power and lighting. Wooden door leading to the side.

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