



PORT ROAD EAST

Barry

£575,000

4 BEDROOM | SEMI-DETACHED | FREEHOLD



4
BEDROOMS

2
BATHROOMS

2
RECEPTIONS

4
PARKING SPACES

Beautifully presented and finished to an excellent standard throughout, this substantial extended home offers stylish, versatile accommodation designed for modern family life.

The impressive open-plan kitchen, dining and living space opens directly onto the garden through bi-folding doors, while a separate family room, utility room and ground-floor WC add everyday practicality. The entire second floor forms a superb principal suite with a dressing room, en suite and private balcony.



A striking open-plan kitchen, dining and living area forms the heart of the home. The contemporary kitchen includes a central island, integrated fridge/freezer, dishwasher, double oven, five-burner hob and hot-water tap.

Karndean flooring and underfloor heating flow through the space, while the feature brick fireplace and dual-fuel burner bring warmth and character. Bi-folding doors create an effortless connection to the rear garden.

Separate family room | Utility room | Ground-floor WC | Direct garage access



The first floor provides three well-proportioned bedrooms and a luxurious family bathroom with a freestanding bath, large tiled shower enclosure and illuminated heated mirror.

Above, the principal bedroom suite occupies the entire second floor, complete with its own dressing room, beautifully finished en suite shower room and French doors opening onto a private balcony overlooking the garden.

PRINCIPAL SUITE • DRESSING ROOM • EN SUITE • PRIVATE BALCONY



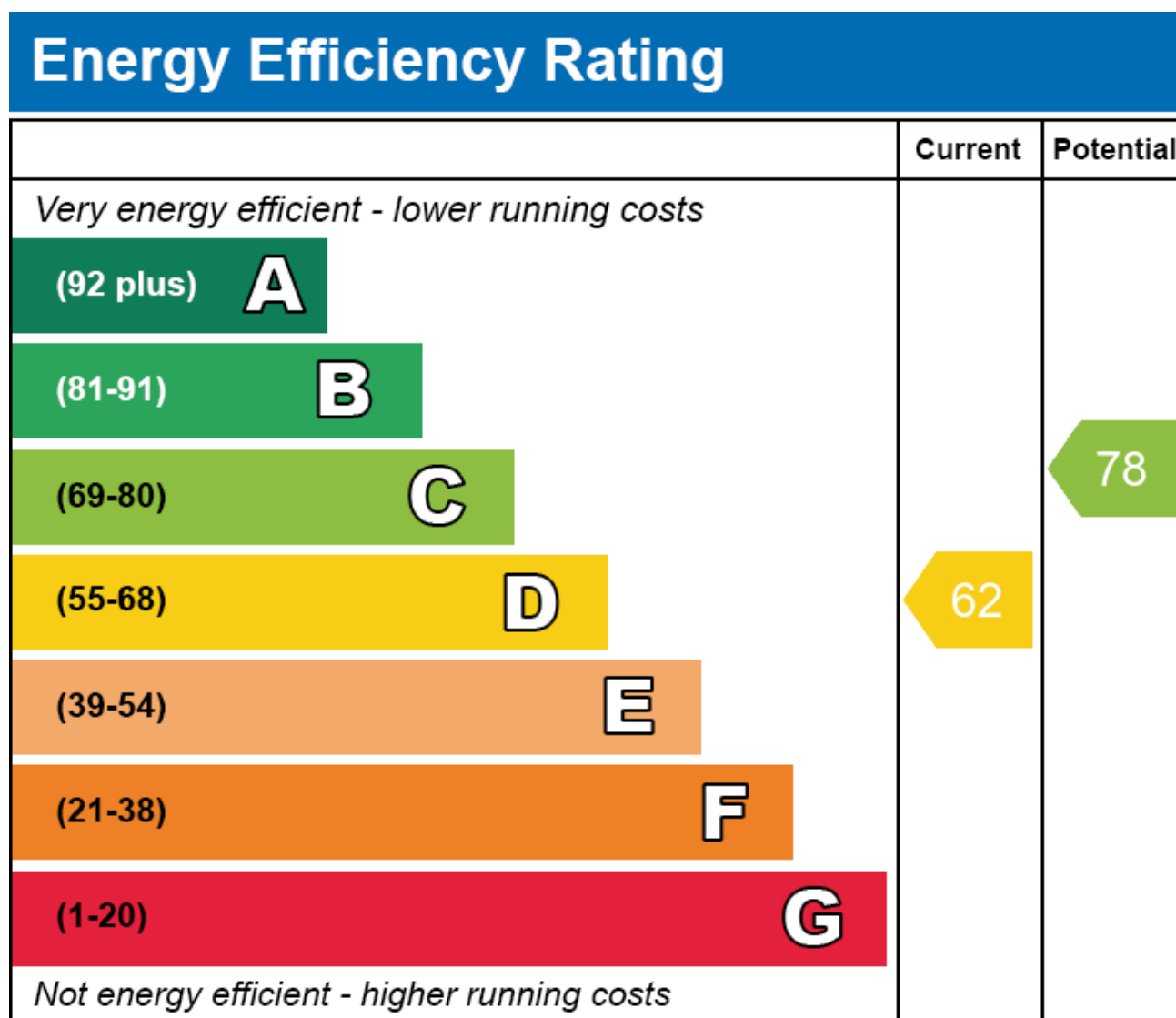
The generous rear garden combines a paved entertaining area with a level lawn, creating distinct spaces for dining, relaxing and family life. To the front, the substantial driveway provides parking for up to four vehicles.

A double garage with electric door, rear window and French doors to the side offers excellent storage and useful further potential, subject to any necessary permissions.

GENEROUS GARDEN • DOUBLE GARAGE • DRIVEWAY PARKING



Floorplan shown for identification and guidance only. Measurements are approximate and should not be relied upon for fixtures, fittings or legal purposes.



CURRENT RATING

D • 62

POTENTIAL RATING

C • 78

The full Energy Performance Certificate is available from the agent on request.



AT A GLANCE

Tenure: Freehold

Council tax: Ask agent

EPC: D (62), potential C (78)

Parking: Driveway and double garage

LOCATION

Well placed for access towards Barry, Cardiff, the M4 and Cardiff Airport, with local amenities and transport connections within easy reach.

MAKE THIS HOME YOURS

Contact Carlie and the Botham Williams team to arrange a viewing.

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These particulars are intended as a guide and do not form part of any contract. Buyers should verify all measurements, services and tenure information through their legal representative.