Petesville 9 Brock Street

Barry, Vale of Glamorgan, CF63 1LB

This is a very charming detached quarry workers' cottage in Cadoxton, Barry, dating back to the mid-19th century and for sale now for the first time since the 1960s and offering tremendous potential. The property is located within the conservation area although itself not designated as a positive building. The accommodation comprises the porch, living room and kitchen on the ground floor along with three bedrooms and the bathroom above. Known as Petesville, the property has off road parking and a garden to the front along with an elevated rear garden with views over the local area. This fascinating property has remnants of the industrial past to discover and viewing is recommended. EPC: D.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£300,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Porch *6' 6" x 6' 0" (1.98m x 1.82m)*
The property is accessed via a porch, with uPVC double-glazed front door and side window, vinyl flooring and doors leading to the living room and store. Built-in storage cupboard.

Store *4' 8" max x 8' 2" (1.42m max x 2.5m)*
Useful store room with electric meter, power points, electric light and Velux window.

Living Room *14' 11" into bay x 24' 11" (4.55m into bay x 7.6m)*
A spacious and characterful living room with feature stone fireplace and stove style gas fire. Fitted wall lights. uPVC double-glazed bay window to the front. Fitted carpet. Central heating radiator. Power points. Open doorway through to the kitchen.

Kitchen *15' 7" x 12' 4" (4.74m x 3.77m)*
The kitchen features a genuine English Rose kitchen units and a central island, together with an Aga. uPVC double-glazed windows overlook the front, side and rear, providing excellent natural light. Part-tiled walls. Vinyl flooring. Power points. Central heating radiator. The gas combination boiler and gas meter are located within the kitchen. Stairs lead to the first floor.

First Floor

Landing
Fitted carpet. Central heating radiator. uPVC double-glazed window to the front. Loft hatch. Doors leading to all three bedrooms and the bathroom.

Bedroom 1 *12' 7" x 13' 1" (3.83m x 3.98m)*
A spacious double bedroom with dual aspect, having uPVC double-glazed windows to the front and side. Fitted bedroom furniture with cupboards, drawer units and a double bed recess. Two fitted wall lights. Central heating radiator. Coved ceiling. Power point and telephone point.

Bedroom 2 *9' 3" plus wardrobe x 11' 8" (2.82m plus wardrobe x 3.56m)*
A second double bedroom, this time with uPVC double-glazed window to the rear. Built-in cupboard with fitted shelving. Fitted carpet. Central heating radiator and power points.

Bedroom 3 *9' 1" x 12' 4" (2.76m x 3.77m)*
The smaller of the three bedrooms, although still a very good-sized room. uPVC double-glazed window to the side. High-level fitted cupboards. Fitted carpet. Central heating radiator and power points.

Bathroom *6' 3" x 6' 2" (1.9m x 1.88m)*
Fitted with a suite comprising a panelled bath with mixer shower over, pedestal wash hand basin and WC. uPVC double-glazed window to the rear. Fitted mirrors and bathroom cabinet. Central heating radiator. Vinyl flooring. Part-tiled walls.

Outside

Front
The property is approached through original stone pillars to a parking area and front garden. The garden is laid mainly to lawn, with a rockery feature and paved patio, together with planting beds and mature privacy hedging to one side. The front entrance to the property is accessed from this area and there is a gate that provides access to the rear garden.

Rear Garden
A private, raised rear garden enjoying pleasant views across this part of Barry. The garden is divided into a number of different areas, including those laid to artificial grass and a paved patio. Further features include a large timber shed, attractive stone feature wall incorporating a pond, wooden fencing, mature privacy hedging to the boundaries and a water butt.

Additional Information

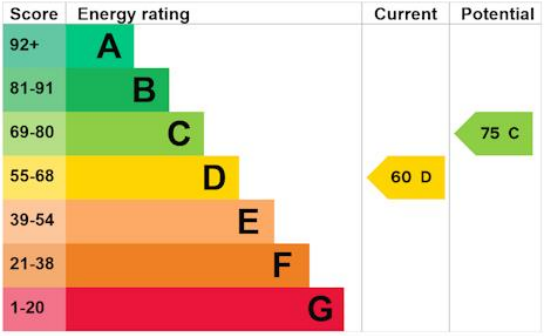
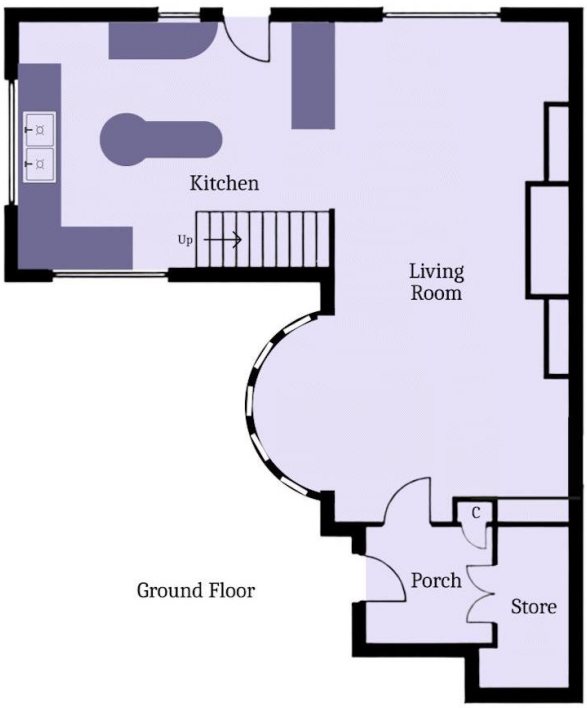
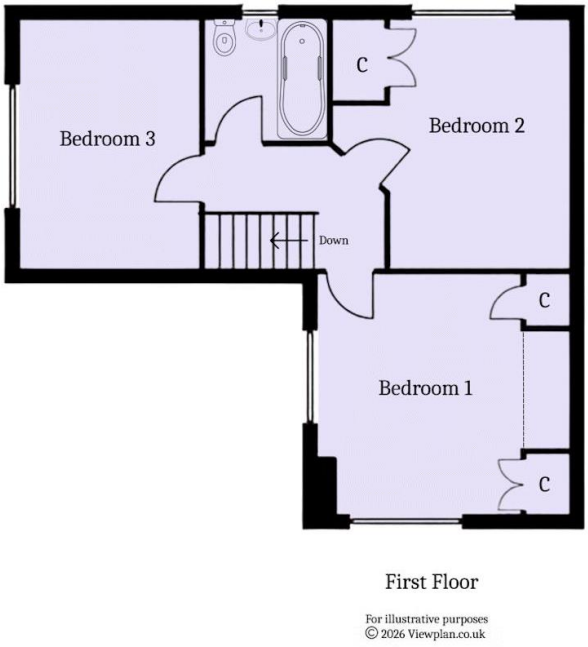
Tenure
We have been informed by the sellers that the property is freehold.

Council Tax Band
The Council Tax band for this property is E, which equates to a charge of £2734.67 for 2026/27.

Approximate Gross Internal Area
1045 sq ft / 97.1 sq m.

Utilities
The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

Energy Performance Certificate



Floor Plan