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## 85 Port Road East, Barry CF62 9PY £340,000 Freehold

4 BEDS | 2 BATH | 2 RECEPT | EPC RATING D

Nestled in the desirable area of Port Road East, Barry, this extended semi-detached house offers a perfect blend of modern living and comfort. With four spacious bedrooms, including a master suite complete with an en suite bathroom and charming French doors that open onto a private balcony, this home is designed for both relaxation and entertaining. The balcony provides delightful views over Colcot Park, making it an ideal spot to unwind.

The property boasts two well-appointed reception rooms, providing ample space for family gatherings or quiet evenings in. The modern fitted kitchen is equipped with integrated appliances, ensuring that cooking and entertaining are a pleasure. There is also the convenience of a W.C Cloakroom.

Set on a spacious corner plot, the house features an enclosed rear and side garden, complete with a patio area perfect for al fresco dining or summer barbecues. A block-paved pathway leads to the entrance of a garage or outbuilding, offering additional storage or workspace options. The property also benefits from an enclosed front garden surrounded by planted established shrubbery, a block paved front pathway.

Parking is convenient with space for two vehicles on the gated driveway, providing easy access to the outbuilding or garage.

This property is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location. Whether you are a growing family or looking for a spacious retreat, this semi-detached house is sure to impress.



## FRONT

Enclosed front garden, Established planted shrubbery surrounding. Laid to lawn. Block paved pathway leading to a UPVC double glazed front door. Gated access to driveway and access to garage.

## Entrance Hallway

2'11 x 7'5 (0.89m x 2.26m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Vinyl flooring. UPVC double glazed window to the side elevation. UPVC double glazed front door with obscured glass insert. Wood framed door with glass insert leading to living room and dining room. A Further wood panelled door with obscured glass insert leading to W.C. Cloakroom. Fitted carpet staircase rising to the first floor.

## Living Room

12'0 x 21'10 (3.66m x 6.65m)

Smoothly plastered ceiling, smoothly plastered walls - part decorative wall covering. Wall mounted radiator. UPVC double glazed window to the front elevation. UPVC double glazed French doors leading out to the rear garden. Wood panelled door with glass insert through to the entrance hallway. A further wood panelled door with glass insert leading through to kitchen / breakfast.

## Dining Room

12'11 x 14'9 (3.94m x 4.50m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Original parquet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood framed glass insert door leading through to the entrance hallway. Through opening to kitchen/breakfast.

## Kitchen / Breakfast

8'9 x 16'4 (2.67m x 4.98m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Porcelain tiled splashbacks. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. UPVC double glazed French doors leading through to the rear garden. Through opening to dining. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops. 1 1/2 bowl stainless steel sink. Integrated induction hob. Stainless steel cooker hood. Integrated double oven and microwave. Space for dishwasher, space for washing machine. Integrated fridge and freezer. Wall mounted combination boiler. Access to under stairs storage. Wood framed door with glass insert leading through to living room.

## W.C Cloakroom

2'9 x 3'5 (0.84m x 1.04m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Two in one Close coupled toilet with sink. UPVC double glazed window with obscured glass to the side. Wood panelled door leading through to entrance hallway.

## FIRST FLOOR

### First Floor Landing

4'5 x 5'1 (1.35m x 1.55m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Split-level landing with wooden panelled doors leading to bedrooms one, two, three and bedroom four, A Further wood panelled door leading through to the family bathroom. Further steps rising to attic / hobby area providing ample room for storage or potential further renovation.

### Bedroom One

12'6 x 13'3 (3.81m x 4.04m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Wood flooring. Wall mounted radiator. UPVC double glazed French doors leading to a front facing balcony. Wood panelled door leading to an En-suite shower room. Further wood panelled door leading to the first floor landing.

### En-Suite

4'0 x 5'6 (1.22m x 1.68m)

PVC Aqua panelled ceiling and walls. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the front elevation. Pedestal wash hand basin. Close coupled toilet. Double shower with thematically controlled shower overhead.

### Balcony

4'9 x 14'2 (1.45m x 4.32m)

Enclosed balcony with views over adjacent greenland and views over Colcot park. UPVC double glazed French doors leading from the master bedroom.

### Bedroom Two

10'9 x 11'10 (3.28m x 3.61m)

Smoothly plastered ceiling, smoothly plastered walls. Wood Laminate flooring. Wall mounted radiator. UPVC double glazed bay fronted window. Wood panelled door leading to the first floor landing.

### Bedroom Three

8'1 x 11'7 (2.46m x 3.53m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear. Wood panelled door leading to the first floor landing.

### Bedroom Four

6'7 x 12'2 (2.01m x 3.71m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear. Wood panelled door leading to the first floor landing.

### Family Bathroom

7'10 x 8'7 (2.39m x 2.62m)

Smoothly plastered ceiling with inset lights, Ceramic tiled walls. Ceramic tiled flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear. Central Bath. Pedestal wash hand basin. Close coupled toilet.

## REAR

Larger than average enclosed rear and side garden, with French doors leading from the living room and kitchen / breakfast. Large Laid sandstone patio area providing ample room for garden furniture. Laid decorative chippings to the rear. Block paved pathway leading to side access to garage or outbuilding. Access to driveway and front enclosed garden.

## Garage / Outbuilding

Detached garage/outbuilding. With wooden barn doors opening to driveway. Power and lighting. UPVC double glazed French doors leading to garden.

## COUNCIL TAX

Council tax band C

## 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 aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## MORTGAGE ADVICE

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.

## PHOTOGRAPH DISCLAIMER

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## PROCEEDS OF CRIME ACT 2002

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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.

