



60 Porth-Y-Castell, Barry CF62 6QE £410,000 Freehold

3 BEDS | 2 BATH | 3 RECEPT | EPC RATING F

Situated in the desirable Garden Suburb of Barry, this charming semi-detached house offers a perfect blend of comfort and convenience for family living. With three reception rooms and three well-proportioned bedrooms, this home is designed to cater to the needs of modern families.

Upon entering, you are greeted by a welcoming porch adorned with laid quarry tiled flooring, leading into a spacious entrance hallway. The ground floor features a delightful through living and dining room, showcasing original parquet flooring that adds character and warmth. The kitchen is equipped with integrated appliances, making meal preparation a pleasure. A large conservatory, accessible from the hallway, invites natural light and provides a lovely space to relax, with French doors that open out to the rear garden.

Completing the ground floor is a convenient shower room and a cloakroom, ensuring practicality for family life. Ascending to the first floor, you will find three generously sized bedrooms, perfect for restful nights, along with a family bathroom.

The rear garden is a true oasis, enclosed and surrounded by established shrubbery, offering a laid lawn and a paved patio area ideal for outdoor entertaining. There is ample space for a hot tub, making it a perfect retreat. Additionally, the garage can be accessed from both the garden and the front of the property.

At the front, a large block-paved driveway provides parking for up to four vehicles, complemented by an enclosed garden featuring laid lawn and mature hedges that ensure privacy. This property not only offers a comfortable living space but also boasts a prime location, with easy access to local attractions such as Porthkerry Park, Barry Island, and Cardiff City Centre, as well as the M4 Motorway. This home is a wonderful opportunity for those seeking a blend of space, style, and convenience in a vibrant community.



FRONT

Block paved driveway, enclosed front garden, Laid to lawn. Planted established shrubbery. UPVC double glazed front door leading to the entrance porch. Access to garage via a roller shutter door. Side access to rear garden.

Entrance Porch

2'10 x 5'06 (0.86m x 1.68m)

Panelled ceiling. Quarry tiled flooring. UPVC double glazed windows with obscured glass. UPVC double glazed door with obscured glass insert. Wood framed door with obscured glass insert leading through to the entrance hallway.

Entrance Hallway

11'11 x 12'04 (3.63m x 3.76m)

Paper ceiling with original coving, smoothly plastered walls. Fitted carpet flooring - part ceramic tiled. Fitted carpet staircase rising to the first floor. Wood panelled doors leading to living / dining. Wood framed door with glazed insert leading through to kitchen, and conservatory. Wood panelled door leading to a shower room and w.c cloakroom.

Living Room

10'11 x 11'11 (3.33m x 3.38m)

Papered ceiling with original coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Feature fire with surround and slate hearth. UPVC double glazed bay window to the front elevation. Wood framed door with glazed insert leading through to the entrance hallway. Through opening to dining room.

Dining Room

10'11 x 15'08 (3.33m x 4.78m)

Paper ceiling with original coving, smoothly plastered walls. Original parquet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Through opening to living room.

Kitchen

7'09 x 10'11 (2.36m x 3.33m)

Textured ceiling with coving, textured walls. Vinyl flooring. UPVC double glazed window to the rear elevation. Fitted kitchen comprising of wall and base units. Solid oak worktops. Integrated double oven. Integrated four ring gas hob. Integrated cooker hood. Belfast 1 1/2 bowl sink. Space for washing machine, space for dishwasher, space for fridge freezer. Wood framed door with glazed insert leading through to the entrance hallway.

Conservatory

10'11 x 11'06 (3.33m x 3.51m)

Polycarbonate roof, UPVC double glazed windows surrounding. UPVC double glazed French doors leading out to the rear garden. Ceramic tiled flooring. Wall mounted radiator. Wood framed door with glazed insert leading through to the entrance hallway.

Shower Room

5'00 x 7'11 (1.52m x 2.41m)

Wood panelled ceiling, porcelain tiled walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed windows with obscured glass insert to the rear. Shower with electric shower overhead. Vanity wash hand basin. Cistern toilet. Wall mounted boiler. Wood panelled door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

6'05 x 11'11 (1.96m x 3.63m)

Textured ceiling with loft access and coving, smoothly plastered walls with dado rail. Fitted carpet flooring. Fitted carpet staircase rising from the ground floor. UPVC double glazed window to the side elevation. Wood panelled doors leading to bedrooms one, two and bedroom three. A further wood panelled door leading to the family bathroom.

Bedroom One

11'11 x 13'00 (3.63m x 3.96m)

Paper ceiling with coving, papered walls with picture rail and dado rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed bay window to the front elevation. Wood panelled door leading through to the first floor landing.

Bedroom Two

10'11 x 14'11 (3.33m x 4.55m)

Papered ceiling with coving, smoothly plastered walls with dado rail. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in wardrobe. Wood panelled door to first floor landing.

Bedroom Three

7'11 x 10'11 (2.41m x 3.33m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in wardrobes. Wood panelled door leading through to the first floor landing.

Family Bathroom

5'00 x 11'11 (1.52m x 3.63m)

Panelled ceiling, porcelain tiled walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass insert to the rear elevation. Bath with electric shower overhead. Pedestal wash hand basin. Close coupled toilet. Built-in storage. Wood panelled door leading to the first floor landing.

REAR

Enclosed rear garden. Planted established shrubbery. Laid to lawn. Paved patio area. Access to garage. Access to the front.

GARAGE

9'05 x 17'05 (2.87m x 5.31m)

Detached garage, roller shutter door from drive. Wood framed door leading to rear garden.

COUNCIL TAX

Council tax band F

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

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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.



www.ninaestateagents.co.uk



Company No: 5972152. Registered Office: 1 Broad Street, Barry, Vale of Glamorgan, CF62 7AA. VAT No. 850 441 350