



24 Portland Drive, Barry

Barry

In Excess of £260,000



## 24 Portland Drive

Barry, Barry

Well-presented three-bedroom end terrace house in a popular location near beaches and amenities. Features modern kitchen, cloakroom, two parking spaces, and spacious living areas. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- WELL PRESENTED
- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- ENCLOSED REAR GARDEN
- END OF TERRACE
- SIDE ACCESS
- TWO ALLOCATED PARKING SPACES.
- CLOSE TO BEACHES
- CLOSE TO LOCAL AMENITIES





### Hallway

Enter through door with glazed panel. Into hallway. Wood effect flooring, staircase rising to first floor with fitted carpet. Radiator. Doors into :-

### Cloakroom

Continuation of wood effect flooring. Close coupled WC, pedestal wash hand basin. Tiling to splashback. Radiator. Obscure window to front.

### Lounge

14' 4" x 12' 1" (4.37m x 3.68m)  
Fitted carpet, radiator, neutral décor. Flat plastered ceiling. Window to front elevation. Built in understairs cupboard. Door into :-

### Kitchen/dining room

9' 6" x 15' 2" (2.90m x 4.62m)  
Slate effect vinyl flooring. A range of base and wall mounted units with complementing work surfaces. Inset one and a half bowl sink with mixer tap over. Built in oven and four ring gas burner hob with extractor over. Wall mounted cupboard housing boiler. Spaces for washing machine and fridge freezer. Radiator. Window to rear. French doors opening to rear garden. Flat plastered ceiling with two pendant light fittings.



### Landing

Fitted carpet, spindled balustrade. Built in storage cupboard. Flat plastered ceiling with loft access. The loft is partially boarded and has a pull down ladder. Panelled doors into:-

### Bedroom One

9' 3" x 15' 3" (2.82m x 4.65m)  
Fitted carpet, neutral décor. Two windows to front elevation. Radiator. Recess for wardrobes. Built in over stairs cupboard.

### Bedroom Two

7' 6" x 8' 9" (2.29m x 2.67m)  
Fitted carpet, radiator. neutral décor. Window to rear. Flat plastered walls and ceiling.

### Bedroom Three

## **GARDEN**

Enclosed rear garden. Gate giving side access. Paved patio area, artificial lawn. Garden storage shed to remain.

## **ALLOCATED PARKING**

1 Parking Space

Two allocated parking spaces to front.









## Daniel Matthew Estate Agents Barry

14 High Street Barry, Vale of Glamorgan - CF62 7EA

01446502806

[barry@danielmatthew.co.uk](mailto:barry@danielmatthew.co.uk)

[www.danielmatthew.co.uk/](http://www.danielmatthew.co.uk/)

**DanielMatthew**  
ESTATE AGENTS