



# PORT ROAD WEST

## NORTH BARRY







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NORTH BARRY, CF62 3AZ

OFFERS IN EXCESS OF

**£500,000 -** FREEHOLD



4 Bedroom(s)



2 Bathroom(s)



2231.00 sq ft

Welcome to this stunning detached house located on Port Road West in Barry. This property boasts a spacious open plan living area with bi-folding doors that seamlessly connect the indoors with the large garden.

With 3/4 double bedrooms and 2 bathrooms, there is ample space for a growing family or those who love to entertain guests. The grand master bedroom is a true highlight, featuring floor to ceiling windows that flood the room with natural light, creating a serene and airy atmosphere.

The beautifully modern design of this house is complemented by underfloor heating on the ground floor, ensuring your comfort during the colder months. Additionally, the property offers off-road parking for multiple vehicles, a rare find in this desirable location.

Whether you're looking for a family home with plenty of space to grow, or a stylish property to entertain friends and family, this house on Port Road West has it all. Don't miss out on the opportunity to make this house your home.



**KNIGHTS** 

84 High Street  
Barry  
Vale of Glamorgan  
CF62 7DX  
**TEL:** 01446 700222  
**EMAIL:** sales@knights.uk.com









**ENTRANCE HALLWAY**

4.65m x 2.34m (15'03" x 7'8")

**LIVING ROOM**

6.63m x 3.61m (21'9" x 11'10")

**KITCHEN**

10.13m x 5.26m (33'3" x 17'3" )

**DINING ROOM****SUN ROOM****STORAGE**

1.52m x 0.84m (5'0" x 2'9")

**RECEPTION ROOM/BEDROOM FOUR**

6.25m x 2.92m (20'6" x 9'7" )

**SHOWER ROOM**

2.67m x 1.19m (8'9" x 3'11")

**UTILITY ROOM**

3.05m x 1.85m (10'0" x 6'1")

**FIRST FLOOR LANDING****BEDROOM ONE**

5.87m x 4.72m (19'3" x 15'6")

**BEDROOM TWO**

4.65m x 3.58m (15'3" x 11'9" )

**EN-SUITE**

2.67m x 2.39m (8'9" x 7'10")

**BEDROOM THREE**

4.72m x 4.17m (15'6" x 13'8")

**BATHROOM**

3.20m x 2.36m (10'6" x 7'9")

**GARDEN****SCHOOL CATCHMENT**

My English medium primary catchment area is Romilly Primary School

My English medium secondary catchment area is Whitmore High School

My Welsh medium primary catchment area is Ysgol Sant Curig

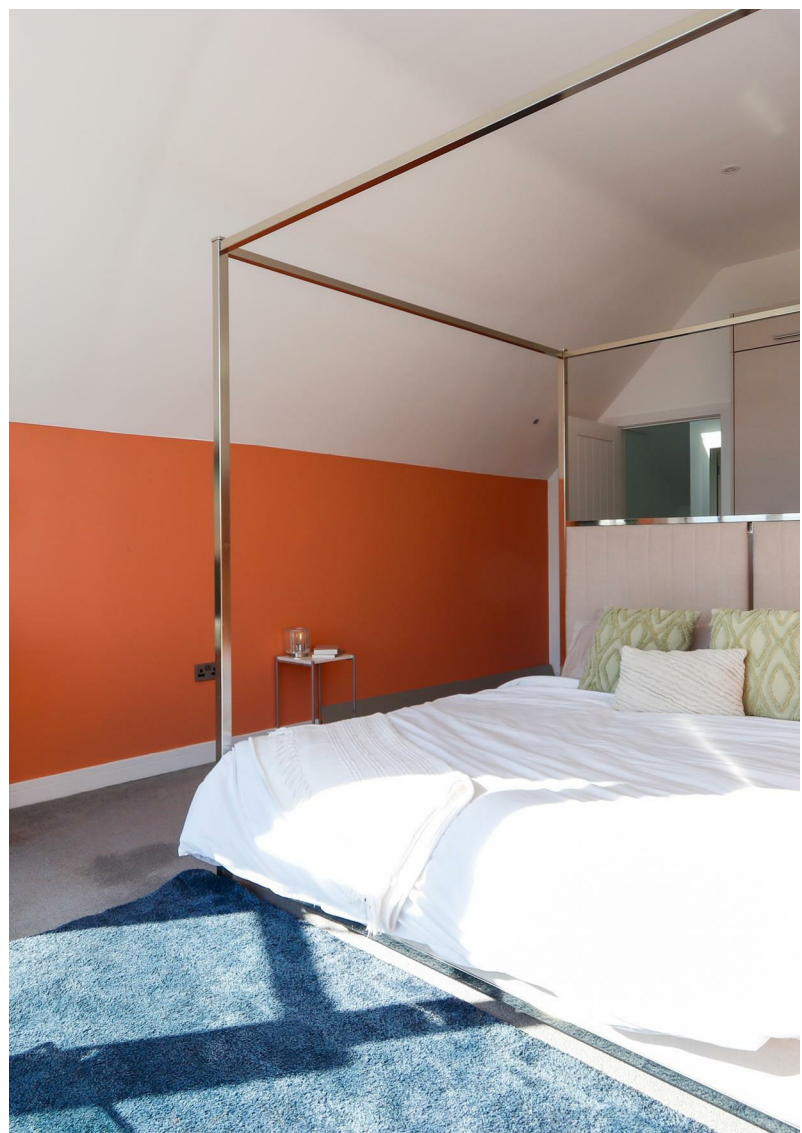
My Welsh medium secondary catchment area is Ysgol Gymraeg Bro Morgannwg

**TENURE**

We have been advised by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**COUNCIL TAX**

Band F







Arcadia, Port Road West, Barry, CF62 3AZ

Total Area: 207.3 m<sup>2</sup> ... 2231 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>74</b> |
| (55-68) <b>D</b>                            | <b>57</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

BARRY'S HOME FOR  
STYLISH SALES  
& LETTINGS



KNIGHTS