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CARDIFF VALE CAERPHILLY BRISTOL



# Port Road West

HIGHLIGHT PARK



*Perfectly positioned in one of Barry's most sought-after locations, this fantastic family home offers spacious and versatile accommodation within easy reach of highly regarded schools. With local shops, amenities and transport links all close by, it combines convenience with comfortable family living, making it an excellent choice for buyers looking to settle in a well-established residential area.*

Comments by Mrs Samantha Draisey




**Property Specialist**

Mrs Samantha Draisey

Branch manager

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*I have loved living here for many years and it has been a wonderful family home. The space has worked perfectly for us as our family has grown, particularly with the loft conversion providing that extra flexibility. The location has been fantastic, with everything we need close by, and we have enjoyed many happy times in both the house and garden. Whilst we are excited for our next chapter, we hope the new owners will enjoy living here as much as we have.*

Comments by the Homeowner



**Port Road West, Barry, CF62 8PP**




Total Area: 125.2 m² ... 1348 ft²

All measurements are approximate and for display purposes only









# Port Road West

*Highlight Park, Barry, CF62 8PP*

Guide Price

£415,000

4 Bedroom(s) 2 Bathroom(s) 1388.54 sq ft



Contact our

*Knights Barry Branch*

01446 700222

Located in the highly desirable area of Port Road West, Barry, this impressive detached family home offers spacious and versatile accommodation throughout, making it ideal for growing families. Beautifully presented and thoughtfully arranged, the property features two generous reception rooms, providing ample space for both everyday living and entertaining, alongside a bright and welcoming conservatory overlooking the rear garden.

The accommodation comprises three well-proportioned bedrooms on the first floor, with a further fourth bedroom on the second floor with eaves storage providing a flexible space that could be used as a guest room, home office, hobby room or teenager's retreat. The property is further enhanced by two well-appointed bathrooms, ensuring practicality for modern family life.

Externally, the home benefits from an enclosed private rear garden, perfect for outdoor dining and family enjoyment, together with off-road parking and a detached garage providing excellent storage and convenience.

Ideally positioned close to local amenities, highly regarded schools, transport links and coastal walks, this fantastic property combines generous living space, versatility and a sought-after location. Early viewing is highly recommended to fully appreciate all that this wonderful home has to offer.





HALLWAY 15' 6 x 3'08" (4.57m 1.83m x 1.12m)

LIVING ROOM 11'02" x 11'07" / 14'06" (3.40m x 3.53m / 4.42m)

KITCHEN/DINER 9'08" / 10'03" x 21'04 (2.95m / 3.12m x 6.50m)

CONSERVATORY 10'04" x 12'02" (3.15m x 3.71m)

SHOWER ROOM 5'06" x 8'02" (1.68m x 2.49m)

BEDROOM ONE 11'03" x 11'07" / 14'06" (3.43m x 3.53m / 4.42m)

BEDROOM TWO 11'03" x 9'07" (3.43m x 2.92m)

BEDROOM THREE 9'09" x 6'05" / 10'01" (2.97m x 1.96m / 3.07m)

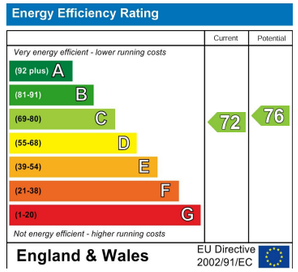
BATHROOM 6'02" x 9'08" (1.88m x 2.95m)

BEDROOM FOUR 14'08" / 9'03" x 13'04" (4.47m / 2.82m x 4.06m)








Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
76
England & Wales
EU Directive 2002/91/EC



