



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA  
01446 736888 | [enquiries@ninaestateagents.co.uk](mailto:enquiries@ninaestateagents.co.uk)  
[www.ninaestateagents.co.uk](http://www.ninaestateagents.co.uk)



## 55 Port Road East, Barry CF62 9PY £380,000 Freehold

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

Situated on Port Road East in the charming town of Barry, this extended semi-detached family home offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including an impressive master suite complete with an en-suite bathroom, this property is designed to cater to the needs of a growing family.

The heart of the home is a spacious living room, where a log-burning stove creates a warm and inviting atmosphere, perfect for cosy evenings. The dining room seamlessly flows into a fully fitted kitchen, also featuring a log-burning stove, making it an ideal space for entertaining guests or enjoying family meals.

Outside, the landscaped rear garden is a true highlight. It boasts a covered seating area, a paved patio, and a lush lawn adorned with mature shrubbery. A sheltered pergola houses an outdoor kitchen and utility area, providing a wonderful setting for al fresco dining and summer gatherings. Additionally, a charming summer house at the rear serves as an ideal home office, complete with a log-burning stove for those cooler days.

Parking is a breeze with space for up to four vehicles, ensuring convenience for family and visitors alike. This property is not just a house; it is a home that offers a lifestyle of comfort, elegance, and practicality. Whether you are looking to entertain, relax, or work from home, this residence is sure to meet your every need. Do not miss the opportunity to make this delightful property your own.



## FRONT

Large driveway for multiple vehicles with slate chippings. Rendered boundary walls; side access to rear garden. Slate-paved patio area around the front perimeter.

## ENTRANCE PORCH

Smoothly plastered ceiling with decorative coving; smoothly plastered walls. Decorative tile flooring. UPVC double-glazed front door and side-panel window to front elevation.

## HALLWAY

Smoothly plastered ceiling with decorative coving and spot lighting. Smoothly plastered walls; Italian tile flooring. Fitted carpet stairs to first floor. Glass panel door to kitchen/dining.

## DINING ROOM

14'7 x 11'7 (4.45m x 3.53m)

Smoothly plastered ceiling with decorative coving; smoothly plastered walls. Log burner stove with marble hearth and upriser. Vertical wall-mounted radiators. UPVC double-glazed bay window with wooden shutter blinds to front elevation. Open to kitchen.

## KITCHEN

16'3 x 8'9 (4.95m x 2.67m)

Smoothly plastered ceiling with inset spotlights; decorative coving. Plastered walls with tiled splashbacks; continuation of Italian tile flooring. Eye-level wall units, base units; marble work surfaces and uprisers. Integrated ceramic sink with drainer; Victorian mixer tap. Two UPVC double-glazed windows to front elevation; UPVC double-glazed door to rear garden. Integrated electric oven, five-ring gas hob with extractor, integrated dishwasher. Space for American-style fridge freezer. Breakfast bar with dining space; storage cupboard. Door to extended living room.

## LIVING ROOM

28'5 x 13'5 (8.66m x 4.09m)

Smoothly plastered ceiling with decorative coving and ceiling roses. Plastered walls; wood-effect flooring. UPVC double-glazed window with wooden shutter blinds to front elevation. Wall-mounted radiators. Feature fireplace with log-burning stove, slate hearth, stone centrepiece and mantle. UPVC double-glazed French doors to rear garden.

## FIRST FLOOR

### LANDING

Smooth plastered ceiling with decorative coving; loft access. Wooden oak doors to master bedroom, bedrooms two and three, and family shower room. Split-level landing leading to master bedroom (extension)

## MASTER SUITE

13'4 x 13'3 (4.06m x 4.04m)

Smooth plastered ceiling with decorative coving; smooth plastered walls. Wood-effect flooring; fitted double wardrobes. UPVC double-glazed window to front elevation with wooden shutter blinds. Space for large furniture; wall-mounted radiator. Double glass-panel door to ensuite.

## EN-SUITE

13'4 x 7'9 (4.06m x 2.36m)

Smoothly plastered ceiling with coving; smoothly plastered walls with part slate tiles Tiled flooring; UPVC double-glazed obscure window to rear elevation. Jet-assisted bath with seat-in headrests and shower attachment. Close-coupled toilet; bespoke double his-and-hers vanity unit with storage. Vertical towel rail heater; extractor fan.

## BEDROOM TWO

13'8 x 13'0 (4.17m x 3.96m)

Smoothly plastered ceiling with decorative coving; smoothly plastered walls. Fitted carpet flooring. UPVC double-glazed bay-fronted window to front elevation with wooden shutter blinds. Fitted wardrobe; wall-mounted radiator.

## BEDROOM THREE

11'7 x 8'9 (3.53m x 2.67m)

Smoothly plastered ceiling with inset spotlights and decorative coving. Smoothly plastered walls; wood-effect flooring. UPVC double-glazed window to rear elevation; wall-mounted radiator.

## SHOWER ROOM

8'7 x 8'0 (2.62m x 2.44m)

Smooth plastered ceiling with inset spotlights and extractor fan; decorative coving. Italian-style tiled walls; slate splashback tiles to shower.. Matching Italian-style tiled flooring. Close-coupled toilet; vanity wash basin with storage and mixer tap. Vertical towel rail heater; airing cupboard. Double walk-in shower cubicle with waterfall head and handheld attachment.

## REAR GARDEN

Paved patio with sheltered pergola and outdoor kitchen area with plumbing for washing machine. Door to w.c. Laid lawn with pathways and mature shrubbery throughout. Covered outdoor seating area. Access to rear summer house via UPVC double-glazed French doors. Outdoor lighting and electric sockets.

## SUMMER HOUSE

Plastered ceiling and walls, UPVC double glazed window and French doors. Electric and lighting throughout. Log burning stove.

## 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.

## COUNCIL TAX

Council tax band C.

## 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

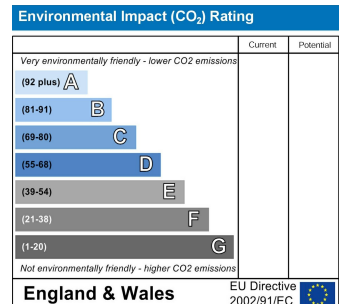
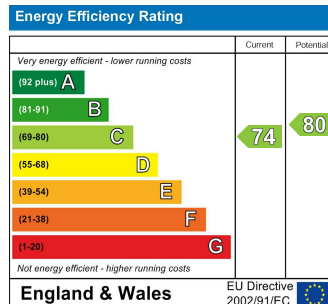
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## 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.

## AGENTS DISCLAIMER

IN ACCORDANCE WITH SECTION 21 OF THE ESTATE AGENTS ACT 1979, I HEREBY DECLARE THERE IS A PERSONAL INTEREST IN THE SALE OF THIS PROPERTY. A MEMBER OF STAFF OF THIS FIRM IS AN OWNER OF THE PROPERTY IN QUESTION



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