



116 Porthkerry Road, Barry CF62 7ER £220,000 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING C

Situated on the charming Porthkerry Road in Barry, this delightful terraced house offers a perfect blend of character and modern living. Built in 1970s, the property provides a comfortable home for today's lifestyle. Spanning across 797 square feet, this residence features three well-proportioned bedrooms, making it ideal for families or those seeking extra space.

Upon entering, you are welcomed into a cosy reception room that serves as a perfect gathering space for family and friends. The layout flows seamlessly, allowing for easy movement throughout the home. The bathroom is conveniently located, ensuring practicality for daily routines.

One of the standout features of this property is the breathtaking panoramic sea views across Barry Island and the Bristol Channel. Imagine enjoying your morning coffee or unwinding in the evening while taking in the stunning vistas that this location offers. The views create a serene backdrop, enhancing the overall appeal of the home.

Situated in a desirable area, this property is not only a lovely place to live but also offers easy access to local amenities, schools, and transport links. Whether you are looking for a family home or a peaceful retreat, this terraced house on Porthkerry Road is a wonderful opportunity to embrace coastal living in Barry. Don't miss the chance to make this charming property your own.



FRONT

The property features a four-courted frontage enclosed by brick-built walls and a wrought-iron gate. Steps lead down to the UPVC double-glazed front door, past stone chippings and mature shrubbery.

ENTRANCE HALLWAY

12'2 x 5'9 (3.71m x 1.75m)

Textured ceiling, plastered walls, wood-effect flooring, and a carpeted staircase to the first floor. It includes an under-stairs storage cupboard, a radiator, and a cupboard containing the electrical and gas meters.

LIVING ROOM

21'0 x 12'5 (6.40m x 3.78m)

Textured ceiling, papered walls, and wood-effect flooring. It has two UPVC double-glazed windows, one at the front and one overlooking the rear garden. The room is equipped with a wall-mounted radiator and a feature fireplace with a timber surround and marble hearth.

KITCHEN

9'5 x 8'4 (2.87m x 2.54m)

Wood-cladded ceiling with spotlights, plastered and partly tiled walls, and tile-effect flooring. A UPVC double-glazed window and door open to the garden, offering panoramic sea views across the Bristol Channel. The kitchen is fitted with high-level and base units, work surfaces, a one-and-a-half stainless steel sink with a mixer tap, and a newly installed electric oven with a four-ring gas hob and extractor fan. There is space and plumbing for a washing machine and room for a fridge freezer.

FIRST FLOOR

LANDING

The first-floor landing has a plastered ceiling, plastered walls, and fitted carpet flooring, with wooden doors leading to the bedrooms and bathroom.

BEDROOM ONE

12'8 x 11'0 (3.86m x 3.35m)

Features a tapered ceiling, plastered walls, and wood-effect flooring. It has a UPVC double-glazed window to the front and a wall-mounted radiator.

BEDROOM TWO

13'2 x 9'5 (4.01m x 2.87m)

Textured ceiling, plastered walls, and wood-effect flooring. The UPVC double-glazed window offers panoramic sea views of the Bristol Channel, Barry Island, and beyond. The room includes a radiator and a storage cupboard housing the wall-mounted combination boiler.

BEDROOM THREE

6'7 x 6'7 (2.01m x 2.01m)

Plastered ceiling with loft access, plastered walls, and wood-effect flooring. It contains a UPVC double-glazed window to the front and a wall-mounted radiator.

FAMILY BATHROOM

5'8 x 5'5 (1.73m x 1.65m)

Features a wood-cladded ceiling with spotlights, tiled walls, and tile-effect flooring. It is fitted with a close-coupled toilet, a pedestal washbasin, a bath with an electric shower over, and a towel rail heater. A UPVC double-glazed obscure glass window overlooks the rear elevation.

REAR GARDEN

The descending rear garden includes a paved patio area, artificial grass, and is enclosed by timber fencing. It provides basement storage and a gate with a wrought-iron balustrade leading to lane access. The garden boasts sea views across the Bristol Channel.

COUNCIL TAX

Council tax band C.

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

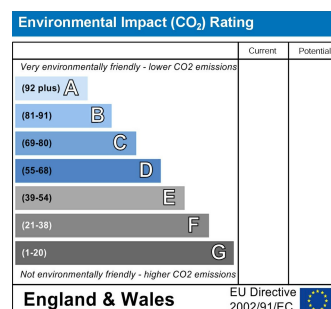
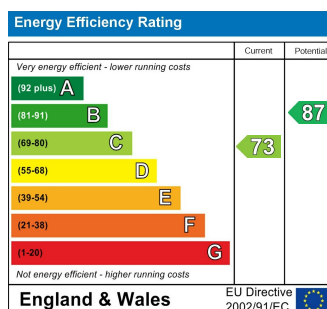
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TENURE

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.



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