



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



77 Port Road East, Barry CF62 9PY £229,950 Freehold

3 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Situated on Port Road East in the charming town of Barry, this semi-detached house presents an exciting opportunity for those looking to create their dream home. With three well-proportioned bedrooms located on the upper floor, this property is ideal for families or those seeking extra space. The ground floor features a family shower room, providing convenience for everyday living.

The house boasts a spacious frontage, complete with a driveway that accommodates parking for two vehicles, ensuring ease of access for you and your guests. While the property is in need of refurbishment, it is priced accordingly, allowing you to invest in the necessary updates and personal touches to truly make it your own.

Moreover, there is significant potential to extend the property to the side and rear, subject to the usual planning permissions. This offers a fantastic opportunity to enhance your living space and increase the value of your home in the future.

In summary, this semi-detached house on Port Road East is a blank canvas waiting for your creative vision. With its prime location, ample parking, and potential for expansion, it is a promising prospect for anyone looking to invest in a property with great potential. Don't miss the chance to transform this house into a beautiful family home.



FRONT

Off-road parking via concrete driveway for multiple vehicles; mature hedges; brick-built walls; lawn and stone-chipped front garden; wooden gate to rear garden.

ENTRANCE PORCH

Polycarbonate roof; PVC windows; vinyl floor; traditional wooden door to entrance hallway.

HALLWAY

Textured ceiling; plastered walls; original quarry tiles; electric meters and consumer board (wall-mounted); wooden door to living room.

LIVING ROOM

13'4 x 11'9 (4.06m x 3.58m)

Plastered ceiling; papered walls with picture and dado rails; original parquet flooring; uPVC double glazed front window; open fireplace with tiled surround and wooden mantel; fitted traditional wooden shelving to alcove; wall-mounted radiator; wooden door to kitchen.

KITCHEN

11'0 x 9'1 (3.35m x 2.77m)

Wooden timber ceiling; timber-clad and tiled walls; tiled floor; pantry; understairs storage; wall-mounted radiator; uPVC double glazed windows to rear and side; opens to conservatory. Units: wooden wall and base units; laminate work surfaces with uprisers; wall-mounted combi boiler; spaces for gas cooker, washing machine, fridge-freezer; stainless steel sink with twin taps; stainless steel splashback areas. Door to ground-floor shower room.

SHOWER ROOM

9'1 x 4'8 (2.77m x 1.42m)

Papered ceiling with coving; papered walls with timber cladding and tiles; tiled floor; double shower cubicle with mains shower; close-coupled toilet; pedestal basin with twin taps; wall-mounted radiator; uPVC double glazed obscure window to rear.

CONSERVATORY

18'3 x 6'0 (5.56m x 1.83m)

Polycarbonate/PVC roof; surrounding windows; laminate flooring; double wooden doors to rear garden.

FIRST FLOOR

LANDING

Textured ceiling with loft access; plastered walls; uPVC double glazed side window; traditional wooden doors to bedrooms.

BEDROOM ONE

12'12 x 10'4 (3.66m x 3.15m)

Textured ceiling; textured/papered walls with picture rails; exposed floorboards; wall-mounted radiator; uPVC double glazed front window; fitted wardrobe.

BEDROOM TWO

12'2 x 8'0 (3.71m x 2.44m)

Textured ceiling; papered walls with picture rails; exposed floorboards; wall-mounted radiator; uPVC double glazed rear garden view.

BEDROOM THREE

9'8 x 8'2 (2.95m x 2.49m)

Textured ceiling; textured walls with picture rails; exposed floorboards; wall-mounted radiator; uPVC double glazed rear garden view.

REAR

A spacious level rear garden enclosed with timber feather edge fencing. Potential to extend subject to the usual planning consent. Laid to lawn with mature shrubbery. Paved patio areas to the rear and side aspects. Two garden sets and a inset pond. Outside tap. Wooden gate leading to the front elevation.

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

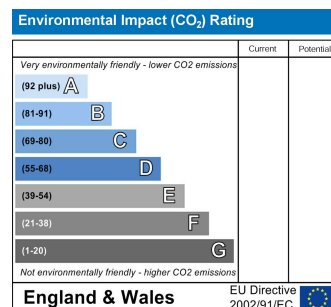
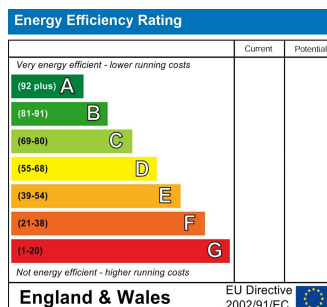
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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.



www.ninaestateagents.co.uk

