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4 Heol Y Porthladd, Barry CF63 4AP £259,500 Freehold

3 BEDS | 2 BATH | 1 RECEPT | EPC RATING C

Nestled in the desirable area of Heol Y Porthladd, Barry, this end-terrace townhouse presents an exceptional opportunity for those seeking a modern and spacious family home. This three-storey property is ideally situated just a short stroll from local shops, transport links, and a doctors' surgery, making it perfect for both convenience and comfort.

Upon entering, you are welcomed by a generous entrance hallway that sets the tone for the rest of the home. The ground floor features a well-appointed kitchen/breakfast room, complete with patio doors that open onto a large rear garden, allowing for a seamless indoor-outdoor living experience. Additionally, a convenient w.c cloakroom is located on this level, enhancing the practicality of the space.

Ascending to the first floor, you will find a spacious living room that is perfect for family gatherings, alongside a family bathroom and a third bedroom, which could serve as a guest room or a home office. The second floor is dedicated to relaxation, featuring a master bedroom with an en-suite shower room, providing a private retreat, as well as a second bedroom that is equally inviting.

The property boasts an enclosed rear garden, which is generously sized and includes a paved patio area, ideal for garden furniture and outdoor entertaining, as well as a well-maintained lawn. Side access to the front of the property adds to the convenience. Furthermore, the driveway and garage provide ample parking for two vehicles, ensuring that you will never be short of space.

This delightful home is offered with no onward chain, making it an attractive proposition for buyers looking to move in swiftly. With its prime location and superb features, this property is not to be missed.



FRONT

Driveway with access to a garage. Laid decorative stones. Side access to rear. Composite front door leading to the entrance hallway.

Entrance Hallway

6'05 x 16'09 (1.96m x 5.11m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Wood laminate flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Wood panelled door leading through to the kitchen / breakfast. A further wood panelled door leading through to the downstairs W.C. cloakroom.

Kitchen / Breakfast

8'08 x 15'11 (2.64m x 4.85m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear. UPVC double glazed patio doors sliding to the rear garden. A fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Porcelain tiled splashback's. Integrated four ring gas hob, integrated oven, stainless steel Smeg cooker hood. Space for washing machine, space for dishwasher, space for fridge/freezer. Wall mounted boiler. Wood panel door leading through to the entrance hallway.

W.C Cloakroom

3'00 x 7'00 (0.91m x 2.13m)

Smoothly plastered ceiling, smoothly plastered walls. Laminate flooring. Wall mounted radiator. Pedestal wash hand basin, close couple toilet. Porcelain tiled splashbacks.

FIRST FLOOR

First Floor Landing

6'11 x 10'07 (2.11m x 3.23m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising to the second floor. Further fitted carpet staircase descending to the ground floor. Wood panelled doors leading to living room, bedroom three and the family bathroom.

Living Room

10'05 x 16'00 (3.18m x 4.88m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the rear elevation. Wood panel door leading through to the first floor landing.

Family Bathroom

6'01 x 8'10 (1.85m x 2.69m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Bath with porcelain tiled splashback's. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading through to the first floor landing.

Bedroom Three

9'02 x 15'11 (2.79m x 4.85m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panel door leading through to the first floor landing.

SECOND FLOOR

Second Floor Landing

6'01 x 6'09 (1.85m x 2.06m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the first floor. Wood panel doors leading to bedrooms one and bedrooms two. A further wood panelled door leading to storage.

Bedroom One

10'06 x 15'11 (3.20m x 4.85m)

Smoothly plastered ceilings, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the second floor landing. A further wood panelled door leading to an en-suite shower room.

En-Suite

6'01 x 8'09 (1.85m x 2.67m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Porcelain tiled splashback to shower cubicle. Pedestal wash hand basin. Close Coupled toilet. Shower with thermostatically controlled shower overhead. Wood panel door leading through to the master bedroom.

Bedroom Two

9'02 x 15'11 (2.79m x 4.85m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to the second floor landing.

REAR

A rear enclosed garden. Feather edged fencing surrounding. Laid to lawn. Patio area. Side access to front. UPVC double glazed front door leading to kitchen / breakfast.

GARAGE

9'00 x 17'00 (2.74m x 5.18m)

Up and over garage door. Power and lighting.

COUNCIL TAX

Council tax band E

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.

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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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