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24 Porthkerry Road, CF62 3HD £330,000 Freehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING

A meticulously maintained family residence that has been cherished by a single owner for over six decades. Nestled on a generous plot, this property offers the potential for expansion, pending planning approval. The highlight of the property is its impressive 90-foot rear garden and abundant parking space provided by an above-average driveway.

Comprising an entrance porch, hallway, ground floor shower room, utility area, a cosy living room with French doors opening to the rear patio, a dining area leading to a well-equipped kitchen. The first floor features three spacious double bedrooms and a family bathroom. The front of the property boasts an expansive driveway suitable for multiple vehicles, along with a garage featuring an electric door. Side access leads to the rear garden, which is a well-loved expanse with potential for extension (subject to obtaining necessary permissions). The garden is beautifully landscaped with lush lawns and mature shrubs, complemented by a summer house and garden shed.



FRONT

Patterned concrete driveway, brick built walls. UPVC double glazed door and side window into entrance storm porch.

Garage

Electric operated door, power and lighting throughout.

Entrance Hallway

Plastered walls, fitted carpet flooring(Parquet under), solid wooden balustrade with fitted carpet stairs rising to the first floor. Radiator. Wooden door to shower room, glass panelled doors to living room, dining room and utility area.

Shower Room

9'7 x 5'10 (2.92m x 1.78m)

Plastered ceiling with extractor fan inset spotlights. Ceramic tiled walls, tiled flooring, walk-in shower cubicle with glass shower screen and electric shower over. Vertical towel rail heater and wall mounted radiator. Vanity units with wash hand basin and toilet. UPVC obscured glass window to the side elevation. Window overlooking the front aspect. Storage cupboards.

Utility Area

5'11 x 5'6 (1.80m x 1.68m)

Plastered ceiling, smoothly plastered walls, wall mounted boiler. Plumbing for washing machine. UPVC obscured glass window to the side aspect. Door to storage cupboard.

Living Room

25'2 x 11'7 (7.67m x 3.53m)

Textured ceiling with coving. Timber panelling to walls and papered walls. Fitted carpet flooring(Parquet flooring under). UPVC double glazed French doors opening to the rear aspect. Inset gas fireplace and fitted storage units.

Dining Area

11'5 x 9'1 (3.48m x 2.77m)

Textured ceiling, coving, plastered walls, fitted carpet flooring(Parquet flooring under). UPVC double glazed door to the side aspect. Radiator. Glass panel windows overlooking the living area. Sliding glass panel door opening to the kitchen facility.

Kitchen

13'9 x 8'7 (4.19m x 2.62m)

Plastered ceiling, tiled walls and flooring. UPVC double glazed window and door to the rear aspect. Kitchen comprising of wall mounted units, base units and laminate work surface over. Space for undercounter fridge and freezer. Plumbing for dishwasher. Stainless steel sink with twin taps. Electric fan assisted oven and electric inset hob with extractor fan over.

FIRST FLOOR

Landing

Plastered ceiling with inset spotlights, plastered walls, fitted carpet flooring. Solid wood balustrade. UPVC double glazed window overlooking the front elevation. Wooden doors to family bathroom and bedrooms. Wall mounted radiator. Loft access.

Bedroom One

12'10 x 11'4 (3.91m x 3.45m)

Plastered ceilings, plastered walls, fitted carpet flooring. UPVC double glazed window overlooking the rear elevation. Fitted wardrobes.

Bedroom Two

12'1 x 9'4 (3.68m x 2.84m)

Plastered ceilings with plastered walls, carpet flooring. UPVC double glazed window overlooking the rear elevation. Fitted wardrobe housing hot water tank.

Bedroom Three

13'0 x 8'3 (3.96m x 2.51m)

Plastered ceiling and plastered walls. Fitted carpet flooring. UPVC double glazed window overlooking the front elevation. Wall mounted radiator

Family Bathroom

9'3 x 6'4 (2.82m x 1.93m)

Plastered ceiling with inset spotlights, ceramic tiled walls, vinyl flooring, UPVC obscured glass double glazed window to the side elevation. toilet pedestal wash hand basin, bath with mixer tap, and Myra electric shower over wall mounted radiator verse towel rail heater storage cupboard

Rear Garden

Larger than average garden space approximately 90ft. Enclosed with mature shrubbery, spacious patio area with side access to the front aspect via PVC door. Further laid to lawn with flowerbeds. Access to summerhouse and garden shed. Outside tap 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.

PROCEEDS OF CRIME ACT 2002

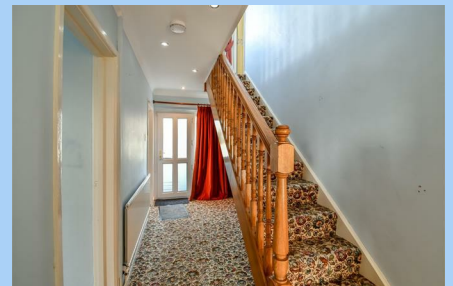
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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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