





161 Porthkerry

, Barry

OFFERS ARE INVITED; OVER 50S & CASH BUYERS ONLY; PARK HOME STYLE BUNGALOW; 365 DAY RESIDENCE - This detached property is well kept and offers a side u...

Council Tax band: B

Tenure: Leasehold

- 2 BEDROOMS WITH WARDROBES
- WRAPAROUND GARDENS
- 365 DAY A YEAR LIVING
- MODERN SHOWER ROOM/WC
- OPEN PLAN LOUNGE AND KITCHEN
- DETACHED PARK HOME STYLE BUNGALOW





Conservatory

Added to the side of the property is this uPVC double glazed construction which has a laminated flooring, access to the hall and further door which leads to the sun deck.

Entrance

Accessed via a uPVC door, the hall is carpeted and has matching panelled doors off to all rooms and a handy storage cupboard. Coved ceiling with smoke alarm and radiator.

Lounge to Kitchen

Dimensions: 20' 0" x 13' 7" (6.09m x 4.14m). In an open plan fashion, the living area is in essence an L shape and carpeted. There are side and rear uPVC windows plus sliding uPVC doors which lead on to a composite sun deck. 2 radiators and a focal point of a gas fire mounted in a modern fireplace with marble back and hearth. Coved ceiling. The kitchen area is fitted with white eye level and base units complemented by modern worktops which have a stainless steel sink unit inset. Integrated 4 ring gas hob with electric oven under and cooker hood over. Freestanding washing machine and fridge/freezer can remain if required. Side uPVC window, pantry cupboard and concealed combi boiler (BIASI) which provides for the LPG heating throughout.



Bedroom One

Dimensions: 10' 7" x 10' 0" (3.22m x 3.05m). A carpeted double bedroom with side uPVC window, radiator and double wardrobe. Coved ceiling.

Bedroom Two

Dimensions: 10' 8" x 5' 3" (3.25m x 1.60m). A carpeted single bedroom with side uPVC window, radiator, coving and fitted double cupboard/robe



Shower Room/WC

Dimensions: 6' 6" x 5' 6" (1.98m x 1.68m). With a white suite comprising a close coupled WC, pedestal basin and walk in double shower cubicle with non grout splash-backs and thermostatic shower inset. Easy wipe flooring, radiator and side opaque uPVC window. Coved ceiling with extractor. Shaver point.

SITE INFORMATION

The property offers permanent living accommodation as you do not have to leave the site during the winter months. Purchasers must be aged 50 or over and are obliged to pay 10% of the purchase price to the site on change of ownership. There is access to two swimming pools plus a Club House. Cardiff Airport is a very short drive away as are the fabulous coastal walks to Porthkerry and Rhosce. A bus stop is also positioned on the 'airport bend' main road and this is around 1/2 mile from the site.

SITE CHARGES

99 years from January 2001. The maintenance Charge equates to approximately £190 per month and this includes the water rates, green areas and site maintenance.

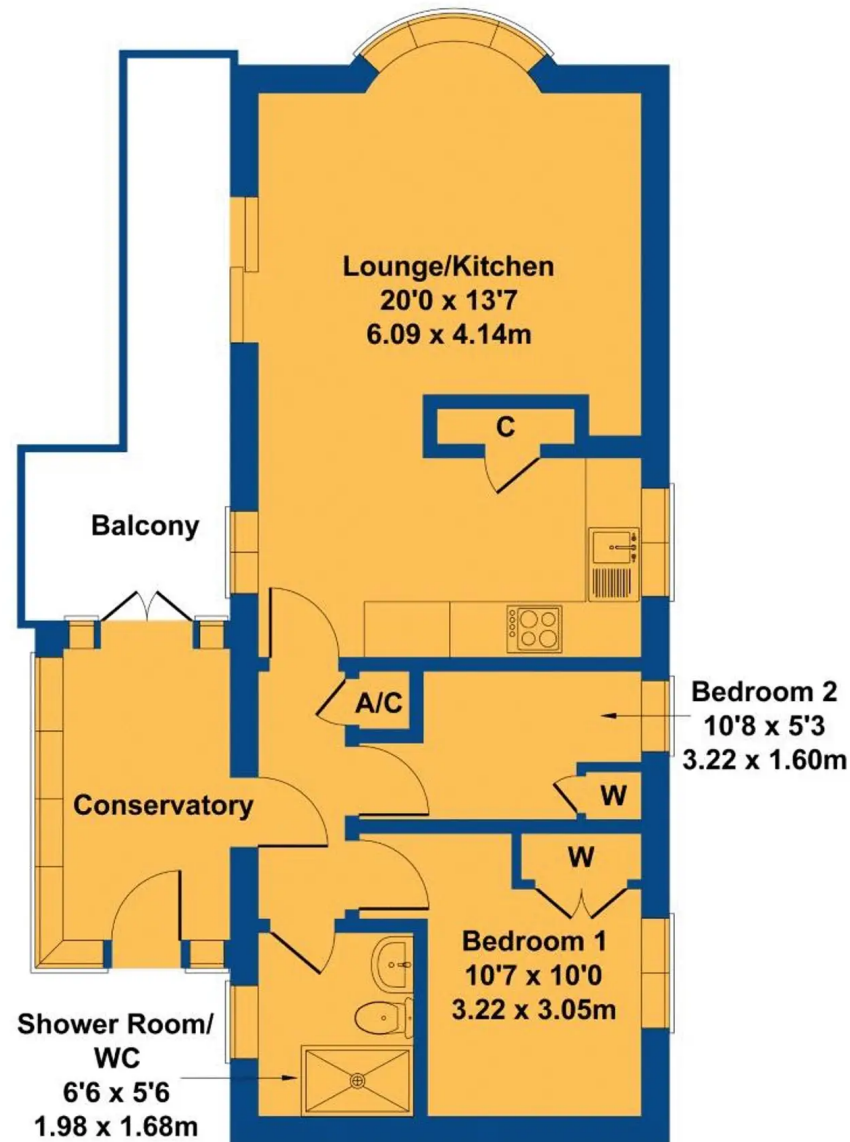


Garden

Surrounding the home, the gardens have a mix of patio and stone chipped low maintenance areas and a corrugated storage shed to remain. Outside meter and tap.

161 Porthkerry Leisure Park

Approximate Gross Internal Area
560 sq ft - 52 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



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