





Arcadia Port Road West

Barry, Barry

***** NO CHAIN*** STUNNING REBUILD; HIGH SPEC FINISH THROUGHOUT; 3/4 BEDROOMS & 2/3 RECEPTIONS - Approached via impressive bespoke double gates providin...
Council Tax band: F**

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- UNDERFLOOR HEATING; GENEROUS PARKING
- 3 BATHROOMS; CCTV AND ALARM
- LANDSCAPED GARDENS WITH SOLID SHED
- HIGH END KITCHEN WITH QUARTZ TOPS
- 3/4 BEDROOMS AND 2/3 RECEPTIONS
- IMPRESSIVE, STYLISH REBUILD





Entrance Hall

Dimensions: 15' 3" x 7' 8" (4.64m x 2.34m). A stunning welcome to this stylish property, the hall has a luxury porcelain tiled flooring, plus carpeted staircase leading to the first floor. A modern door leads to the utility room and open plan access extends through the family kitchen/living area. Space saving radiator, alarm panel and under floor heating.

Utility Room

Dimensions: 10' 0" x 6' 1" (3.05m x 1.85m). With porcelain tiled flooring and further handy storage units which neatly conceal the CCTV controls and the boiler. There is side by side space for a washing machine and tumble dryer. Stainless steel sink with mixer tap over, front window and radiator.

Open Plan Kitchen and Living Room

Dimensions: 33' 3" x 17' 3" (10.13m x 5.25m). With a porcelain tiled flooring throughout the room, the kitchen section has high gloss white and grey units and deep drawers, all with a soft close, and they are complemented by marble tops and drainer, with a quartz fleck which also incorporates a breakfast bar area. A Blanco sink has a mixer tap over with immediate hot water function. Integrated appliances include side by side waste level ovens, fridge/freezer, 4 ring ceramic hob and dishwasher. Windows look to the side, and from the living area bi-fold doors open to the rear garden. Open plan access leads to the formal living room and further access leads to a suite which comprises either a further lounge (or 4th bedroom), broom cupboard (or walk in wardrobe) plus en-suite shower room/WC. Final door to an under-stair storage cupboard.



Rear Lounge/Bedroom Four

Dimensions: 20' 6" x 9' 7" (6.24m x 2.92m). A carpeted flexible room with sliding patio doors to the rear garden. Radiator.

Broom Cupboard / Walk In Robe

Dimensions: 5' 0" x 2' 9" (1.52m x 0.84m). With a porcelain tiled flooring and light.



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FRONT GARDEN

Accessed via impressive double gates, the front will offer parking for several vehicles. There are small raised planted areas and side access to the rear garden. Bordered by rendered wall and brick pillars.

REAR GARDEN

A large landscaped rear garden with extensive slabbed patio initially, and this leads to a large side area ideal for storage and with external meters. The patio extends on to two lawned sections which are bisected by a stepping stone style path bordered with white pebbles. There are pretty raised planted sections with bark chippings and there is then a final sun deck which leads to the rendered storage unit/workshop.

ON DRIVE

2 Parking Spaces







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