





113 Port Road West

Barry, Barry

Beautiful 3 bed family home with sunny garden,
drive and garage

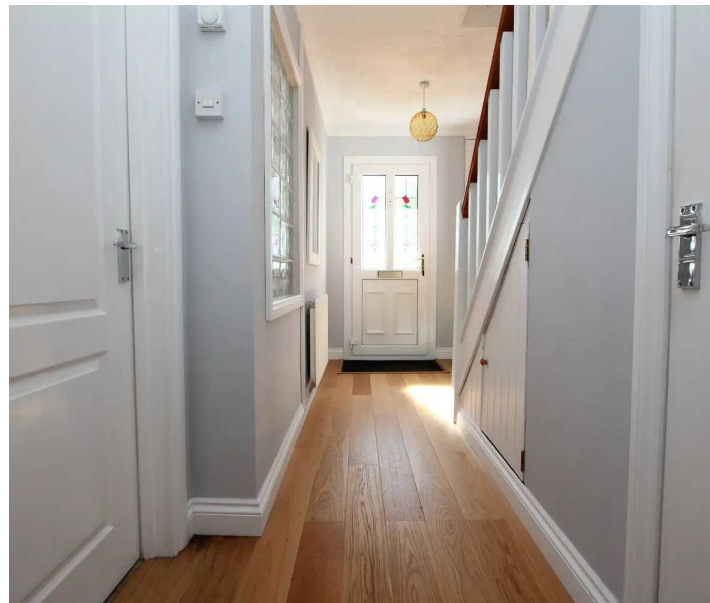
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- BEAUTIFULLY MAINTAINED FAMILY HOME
- LARGE LOUNGE DINER PLUS KITCHEN FAMILY ROOM
- THREE BEDROOMS
- DRIVE PLUS GARAGE WITH ELECTRIC DOOR
- SUNNY REAR GARDEN WITH LAWN
- EPC C71





Entrance Hall

Accessed via uPVC door. Light Oak wood floor and carpeted stairs to the first floor with under stair storage. Radiator and side aspect window. Internal doors to WC, lounge and kitchen family room. N.B Underneath the hall floor there is the original parquet floor.

WC

4' 7" x 2' 4" (1.40m x 0.71m)

White low level WC with button flush and wall hung wash basin. Opaque window. Vinyl tile floor.

Lounge Dining Room

24' 10" x 11' 9" (7.57m x 3.58m)

Measurements into bay. A carpeted large lounge diner with front aspect bay window and double opening wood doors to the kitchen family room. Two radiators. Feature wall mounted electric fire. The party wall of the lounge has been professionally sound proofed. N.B Underneath this carpeted room is the original parquet flooring.

Kitchen

15' 5" x 8' 3" (4.70m x 2.51m)

A well presented kitchen with a range of wooden base level units, complementing work surfaces and one and a half bowl sink unit inset. Space and plumbing for appliances. Continuation of the light Oak floor. Radiator. Window and door to garage plus uPVC doors to the rear garden. Breakfast bar area opens to family room.

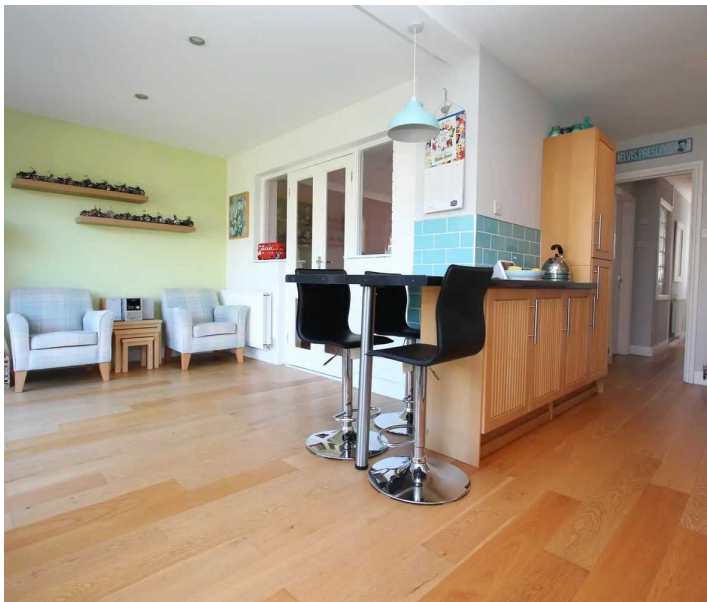
Family / Breakfast Room

9' 11" x 9' 0" (3.02m x 2.74m)

Continuation of Oak floor plus a further set of doors opening out to the garden. Return wooden doors to lounge diner. Radiator.

Landing

Carpeted landing with loft hatch (partially boarded). Doors to three bedrooms and bathroom.





Doors to three bedrooms and bathroom.

Bathroom

7' 0" x 6' 0" (2.13m x 1.83m)

Whit suite comprising panelled bath with mixer tap, low level WC and wash basin. Fully tiled walls. Vinyl floor and opaque window. Radiator.

Bedroom One

11' 11" x 10' 1" (3.63m x 3.07m)

Measurements exclude depth of wardrobes. Carpeted double bedroom with rear aspect window. Full height and width sliding wardrobes. Radiator.

Bedroom Two

13' 1" x 8' 9" (3.99m x 2.67m)

Measurements exclude depth of wardrobes. Carpeted double bedroom with front aspect bay window. Full height fitted wardrobes. Radiator.

Bedroom Three

7' 5" x 7' 0" (2.26m x 2.13m)

Currently being used as an office / study. Front aspect window. Radiator. Vinyl floor.





FRONT GARDEN

Front lawn with establish hedge and stepping stones.

REAR GARDEN

52' 6" x 29' 6" (16m x 9m)

An attractive, enclosed rear garden which has been beautifully maintained. Patio plus level lawn with stepping stones. Borders with established shrubs and plants. Garden sheds and pergola's. Door to garage.

GARAGE

Single Garage

With remote up and over door. Plenty of storage facilities. Two Velux windows and double opening doors to the rear garden. The foundations of this garage are suitable for extending upwards, if required (stpp).

DRIVEWAY

2 Parking Spaces

Driveway leading to the garage.





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Approximate Gross Internal Area
1141 sq ft - 106 sq m
(Excluding Garage)



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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