



£249,500

Salisbury Road, Barry

Terraced House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Beautiful Finish Throughout
- Fantastic School Catchment
- Highly Desirable Location
- Backs onto Porthkerry Park
- South Facing Garden
- Brand New Boiler

## Property Description

"There are so many things I love about this house I could probably write a whole essay about it! But the main things would probably have to be the garden and the bathroom. The low maintenance garden is a little sun trap and sheltered from the wind. Not overlooked and backing onto trees and a stream, it's lovely and peaceful. Having a footpath that takes you straight through to Porthkerry Country Park on the doorstep is an added bonus! The bathroom is a little piece of heaven. An evening soak in the roll top bath, watching the sunset through the trees - R and R at its finest, in the comfort of my own home!"

## Main Particulars

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### Front

A beautiful enclosed front forecourt, entered via a wooden garden gate, with block paving. A composite double glazed front door opening to the porch.

### Entrance Porch

0.97m X 0.94m

An inviting space with smoothly plastered walls and ceiling. There is a picture rail and Travertine flooring. A glazed wooden door leads into the hallway.

### Hallway

Entered via the porch door and offering access to all ground floor rooms. Solid oak flooring, dado rail and Victorian style cast iron radiator. Staircase leading to the first floor.

### Living Room

4.22m Max X 3.23m Max

A bright reception room with a bay UPVC window to the front of the house. Engineered oak flooring, Victorian style cast iron radiator, cast iron fireplace with gas coal effect fire insert.

## Dining Room

3.38m X 3.28m

A lovely entertaining space with Solid oak flooring., a UPVC double glazed window to the rear overlooking the garden, Victorian style wooden fireplace with cast iron insert and gas coal effect fire, Victorian style cast iron radiator. There is an under-stairs storage cupboard and a glazed door opening to kitchen.

## Kitchen

3.02m X 2.46m

Entered via the dining room. A beautifully designed fitted kitchen with a range of base units and ample worktop space with tiled splash-back areas. The kitchen has an integrated electric oven, five burner gas hob, contemporary extractor over, two bowl ceramic sink, space for tall fridge freezer, an integrated dishwasher and space for washing machine. There are Travertine tiles to floor with under-floor heating. There is a UPVC double glazed window to the side and UPVC double glazed opaque glass door opening to rear.

## First Floor

### Landing

Stairs leading the the landing with access to both bedrooms and the bathroom, plus attic access.

### Bedroom 1

4.37m X 3.30m

A beautiful double room with two large UPVC windows to the front. Fitted carpet, Victorian style cast iron radiator and space for wardrobes.

### Bedroom 2

3.28m X 2.57m

Second double bedroom in the middle of the property with engineered oak flooring, UPVC double glazed window to the rear, space for wardrobes and Victorian style cast iron radiator.

## Bathroom

2.95m Max X 2.24m

A generous bathroom with Travertine walls and flooring with under-floor heating. A UPVC double glazed window to the rear. Contemporary close coupled cistern w.c. and contemporary wash-hand basin. A show stopping roll top free-standing bath with mains pressure contemporary shower. Wet room floor. A chrome towel rail radiator and cupboard concealing a brand new combination boiler.

#### Garden

Enclosed rear garden with decked patio area with balustrade with steps leading down to level area laid with artificial grass. There is gated access to lane leading onto Porthkerry Country park beyond.

The chimney was repointed last year.





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