



£232,500

Portland Drive, Barry

Terraced House | 2 Bedrooms | 2 Bathrooms

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williams  
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# Step Inside

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## Key Features

- Larger than average Barratt two bed
- Cloakroom, Family Bathroom and En suite
- Parking space directly in front of the property
- Show home standard Waterfront property
- Two Double Bedrooms
- Spacious Living/Dining Area

## Property Description

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## Main Particulars

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This house is a must see! The bedrooms are much bigger than average, it benefits from a downstairs WC, a family bathroom and an en suite. It also has a parking space directly outside the property and an Energy rating of B.

You enter via the ground floor to a generous modern kitchen, there is a downstairs WC and living room with dining space at the back of the property with French doors leading out to the garden. The first floor has a large double bedroom at the back of the property with views across the garden and an en suite, a family bathroom and a second double bedroom with views to the front of the property.

### GROUND FLOOR

#### Entrance Hall

Entered via a composite front door into a light and airy hallway with high gloss ceramic tiled floor and a radiator. There are double doors to a storage cupboard which houses the boiler, WC, lounge and doors leading to the kitchen.

#### WC / cloaks

Smoothly plastered ceiling with vent extractor, smoothly plastered walls, tiled flooring, wall mounted radiator. Ceramic tiled splashbacks. Close coupled toilet, pedestal wash hand basin. Wooden door leading to the dining room hallway.

#### Kitchen

3.07m x 1.88m

A beautiful modern kitchen that has ample base and wall units. Laminate worktops with matching upstands, integrated four ring gas hob, integrated cooker hood,

integrated oven with opaque glass splashback and washing machine. There is space for a tall fridge freezer. Stainless steel sink in front of the window looking out to the front elevation. Smooth plastered walls and LED spotlights and tiled floor.

#### Lounge

5.41m x 3.93m

Leading on from the hallway is a spacious room to the rear of the property with double French UPVC doors leading out to the garden and stairs to the first floor. Smoothly plastered walls and ceiling, two wall mounted radiators and carpeted floor. There is ample space for a dining area allowing for a multi-use space.

#### FIRST FLOOR

#### Landing

Carpeted stairs to the first floor landing which leads to bedroom one, bedroom two and the family bathroom, a double electrical socket and loft access.

#### Bathroom

1.90m x 1.65m

Pristine white suite comprising of WC, sink and bath with partially tiled walls and matching wash hand basin. Light fitting in centre of ceiling with additional spotlights fitted. Vinyl floor. Radiator and extractor. Shaving point.

#### Bedroom One

3.17m x 2.87m

Beautifully decorated large double bedroom with uPVC windows to rear elevation and wall mounted radiator beneath. Carpeted floor and smoothly plastered walls. Light fitting in centre of ceiling. Space for wardrobes, a fitted storage cupboard and a door leading to en suite.

#### Bedroom Two

3.91m x 2.46m

Light and airy double bedroom with UPVC window to the front elevation with wall mounted radiator underneath. Smoothly plastered walls and carpeted floor. Light fitting to centre of ceiling. Plenty of space for furniture including wardrobe and chest of drawers. Double electrical sockets.

En Suite

1.85m x 1.65m

Fully tiled cubicle with inset shower, low level WC with button flush and wash hand basin with an extractor, heated towel rail and vinyl floor.

OUTSIDE

Front

One allocated parking space. Composite double glazed front door to entrance hallway.

Rear

Enclosed rear garden leading from downstairs living room through UPVC French doors on to well maintained paving slabs and artificial grass. Fencing to the sides and rear and a gate to allow for rear access. A total sun-trap!

Agent Note

Maintenance charges approximately





Telephone: 01446 488288



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