



£300,000

Victoria Road, Barry

Terraced House | 4 Bedrooms | 2 Bathrooms

01446 488288

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estate agents

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# Step Inside

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## Key Features

- Beautiful Period Property in a Highly Desirable Location
- Fantastic School Catchment (Romilly Primary & Whitmore High School)
- A Five Minute Walk to Romilly Park and The Knapp and Porthkerry Park
- Original 3 Storey House With Four Double Bedrooms
- Family Bathroom and En Suite
- Must Be Seen To Be Appreciated



## Property Description

"We moved in to Victoria Road whilst pregnant with our first child 23 years ago. 3 children later, this home has provided us with a perfect place to grow and make many lifelong happy memories. We love being so close to Romilly Park, The Knapp and Porthkerry and also just down the hill is High Street." Botham Williams are excited to share with you this beautiful end-terrace family home in the highly desirable West-End of Barry. This house has been decorated to a superb standard and is full of charm. The ground floor is made up of a hallway, open-plan lounge/diner and kitchen. Then to the first floor, two double bedrooms, one with an En Suite and an exceptional family bathroom. To the second floor are a further two double bedrooms. This property boasts lots of period character. One of the real benefits of this house is its location and access to green-space. It is set on the edge of Porthkerry Country Park, The Knapp is a stones-throw away, as is Romilly Park and Barry Island. It is the perfect area for families or those who love the outdoors. The area is easily commutable for Cardiff, especially with two train stations within walking distance. The area is also well equipped for schools and is catchment for Romilly Primary School and Whitmore High. The area also has lots of local amenities write on the doorstep with Park Crescent and High Street a few streets away.

## Main Particulars

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### Entrance Porch and Front Garden

A beautiful enclosed front forecourt, entered via a metal gate, with a path leading to a UPVC front entrance door.

### Entrance Hall

An inviting space with smoothly plastered walls and ceiling. There is a picture rail and laminate flooring. A wooden door leads onto the Lounge/Diner.

Lounge/Diner 7.57m x 4.62m

A bright reception/diner with wood effect flooring and a beautiful bay window to the front of the property. There is a picture rail and coving, adding to this period property. There is a Victorian style wooden fireplace with cast iron insert.

The dining room is a lovely entertaining space with a continuation of the flooring in the lounge. There is a UPVC double glazed window to the rear overlooking the garden. There is a wooden door leading on to the kitchen.

Kitchen 7.11m x 2.74m

Entered via the dining room. A beautifully designed fitted kitchen with a range of base units and ample worktop space and breakfast bar. The kitchen has an integrated electric oven, gas hob, contemporary extractor over, two bowl sink, space for tall fridge freezer, space for a dishwasher and space for washing machine. The floor is tiled. There is a window to the side and UPVC double glazed door opening to rear.

First Floor Landing

Carpeted stairs and landing with access to the family bathroom, Bedroom 1 and Bedroom 2.

Bedroom One 3.86m x 3.53m max

A beautiful double room with a large UPVC windows to the front. Fitted carpet power points and radiator.

Ensuite Shower Room

Leading off bedroom one, this bright Ensuite has a wash hand basin, shower, window to front.

Bedroom Two 3.40m x 2.82m max

Second double bedroom in the middle of the property with laminate flooring, UPVC double glazed window to the rear and space for wardrobes.

Bathroom

A generous bathroom comprising of a W.C., wash hand basin, bath and a window to side. The boiler is also located here.

## Second Floor

Carpeted stairs leading from the first floor to the second floor.

### Bedroom Three 3.38m max x 3.33m max

Another double bedroom with carpeted flooring, power points a radiator, and a window to the rear.

### Bedroom Four 4.75m max x 3.81m

A great double bedroom with a unique layout allowing for space for a desk. It has carpeted flooring, power points, radiator, and benefits from windows to front and two Velux windows allowing for light to flood in.

## Rear Garden

Enclosed rear garden with a Patio area and decorative slate chippings. There is also a gate for rear access.



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