



£390,000

Port Road East, Barry

Semi-Detached House | 5 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Beautifully Extended Semi-Detached
- 5 Bedrooms
- Two Reception Rooms
- Off Road Parking for Multiple Vehicles
- Upstairs Bathroom Plus Downstairs Shower Room
- Great Links To M4 and Cardiff
- Large Rear Garden

## Property Description

Botham Williams is delighted to present this spacious and extensively extended family property, featuring a total of five bedrooms, in a highly desirable location. Nestled on Port Road East, this residence offers exceptional convenience, with easy access to Cardiff and the nearby link road leading to the M4 Motorway. The property has been thoughtfully expanded with a double-storey extension on one side and a rear extension, providing an abundance of additional space. The ground floor encompasses an entrance porch, a welcoming hall, a comfortable lounge, a second reception room, an expansive kitchen/diner, a dedicated study, and a modern shower room. The upper level of the house hosts five generously sized bedrooms, ensuring ample living space for a growing family. A well-appointed family bathroom completes the upstairs accommodations. Further enhancing the appeal of this home, you will find off-road parking facilities at the front and a fully enclosed rear garden, adding to the overall convenience and charm of the property.

## Main Particulars

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### Entrance Porch

Enter via double glazed front door. Laminate flooring.

### Hall

Stairs to first floor. Fitted carpet.

#### Lounge

18'3" x 13'4"

A large room with a double glazed window to the front, a feature fireplace housing a log burner, with oak mantle piece, carpeted flooring, a radiator and access into the kitchen.

#### Kitchen / Diner

28'7" max x 13'2" max

Contemporary, well-designed kitchen featuring a cohesive selection of wall and base units complemented by a spacious preparation surface. This kitchen is equipped with French doors and a separate double-glazed entrance to the rear garden, providing ample natural light. Additionally, it boasts a Velux roof light and two rear-facing double-glazed windows.

The kitchen includes a stylish tripple-stone sink with a convenient drainer and a modern mixer tap. It is further enhanced with integrated appliances such as a built-in dishwasher. Tastefully tiled splash backs add a decorative touch, while the cooking area features an impressive Rangemaster. There's also dedicated space for a fridge/freezer and washing machine.

For comfort and functionality, the kitchen is equipped with two radiators, ensuring a cosy atmosphere. Finally, the choice of laminate flooring adds both aesthetics and durability to the space making it a great entertaining space.

#### Lounge

13'4" max x 12'11" max

Double glazed window to the front. Feature fire place housing electric fire. Radiator. Laminate flooring.

#### Study

11'1" max x 9'3" max

Double glazed window to rear. Under stairs cupboard. Radiator. Laminate flooring.

### Downstairs Shower

A great addition to this large family home. It boasts a rainfall effect shower, a glass shower screen, a wooden vanity unit with stone sink, chrome towel rail, WC and wood effect flooring. There is an obscured double glazed window to rear.

### Landing

Access to loft. Radiator. Fitted carpet.

### Master Bedroom

13'11" max x 10'5" max

Double bedroom to the front of the property. Double glazed window to front. Radiator. Carpeted flooring. Built-in cupboard with lots of storage space.

### Bedroom Two

13'4" into wardrobe x 8'5"

Double bedroom to the front of the property. Double glazed window to front. Fitted wardrobes. Radiator. Laminate flooring.

### Bedroom Three

13'4" x 7'8"

Double bedroom to the back of the house. Double glazed window to rear. Radiator. Laminate flooring.

### Bedroom Four

12'1" max x 7'10" max

Double bedroom to the rear of the property. Double glazed window to rear. Airing cupboard. Radiator. Laminate flooring.

### Bedroom Five

9'1" x 8'2"

Double bedroom to the rear of the property. Double glazed window to rear. Radiator. Carpet flooring.

### Family Bathroom

A recently renovated room with free-standing bath tub, in-bath shower, a beautiful wooden vanity unit with stone sink and brushed brass tap. There is a low level WC, and separate shower cubicle with over-head shower. The walls are partially tiled and there is wood effect laminate floor.

### Outside

To the front is off road parking, gravelled area and path leading to the front door with space for multiple vehicles.

To the rear is a great sized, enclosed low maintenance garden which has grass and paved areas. There is a brick built storage outhouse and another enclosed side garden.







Telephone: 01446 488288



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