



£325,000

Pontypridd Road, Barry

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01446 488288

botham
williams
est. 1996

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Step Inside

Key Features

- No Chain
- Beautiful 3 bed semi-detached property
- Huge potential to extend (STPP)
- Romilly Primary School and Whitmore High Catchment
- Highly desirable location
- Larger than average garden with separate garage

Property Description

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Main Particulars

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Upon entering, you are greeted by a welcoming foyer that flows seamlessly into a spacious lounge and an open-plan kitchen/dining area, perfectly designed for modern living. Completing the ground floor is a convenient utility room and a sleekly appointed shower room. Ascend to the first floor, where you'll discover three generously proportioned bedrooms and a tastefully designed family bathroom. This dwelling boasts an expansive front and rear garden, thoughtfully complemented by a practical garage.

A standout feature of this residence is its prime location, providing easy access to verdant green spaces. Situated in close proximity to Porthkerry Country Park, The Knapp, Romilly Park, and Barry Island, it offers an idyllic setting for families. Commuting to Cardiff is effortless, with two nearby train stations within walking distance. Furthermore, the property falls within the catchment area of great schools, including Romilly Primary School and Whitmore High. Local amenities abound, with Park Crescent just a stone's throw away, adding to the convenience of this modern and professionally presented home.

Entrance Hall

Radiator, parquet floor, radiator, power points.

Lounge 4.24m max x 3.84m max

A bright room with a large bay window, TV point, power points, radiator, and carpet.

Kitchen 5.77m max x 3.86m max

This modern kitchen is equipped with an array of eye-catching upper and lower cabinets, complemented by sleek roll-edge countertops. It features a single drainer one and a half bowl sink unit with a convenient mixer tap, a built-in double oven and hob, complete with an extractor fan overhead. Ample power outlets and contemporary lighting fixtures are thoughtfully incorporated throughout. Natural light streams in through the double glazed window, illuminating the space.

Furthermore, this kitchen boasts a built-in dishwasher for added convenience. Abundant power points and well-placed lighting, including above-counter illumination, enhance both functionality and aesthetics. An open passageway provides a seamless connection to the family room, promoting a spacious and interconnected living environment.

Reception Room Two 3.99m max x 2.82m max

A spectacular extension is home to the family room with an abundance of windows and French doors leading out to the rear, a large Velux roof window to the pitched ceiling, power and light, radiator and access to the utility room and ground floor shower room.

Utility Room 2.16m x 1.57m

Fitted with base level units and complementary roll edge work surfaces. Single drainer sink unit and mixer tap, wall mounted gas fired combi boiler serving domestic hot water and central heating, power points and lighting, plumbing for washing machine, part tiled walls and ceramic tiled floor. Door to the shower room.

Shower Room

A tiled shower room with shower cubicle, wc and inset vanity wash hand basin. Window to rear, chrome towel radiator.

Landing

Striped hardwood panel doors lead to bedrooms and bathroom. Access to loft space, landing window, exposed and painted balustrade.

Bedroom One 4.27m max x 3.10m max

A bay fronted aspect room with power and light, radiator, double glazed windows and a range of fully fitted bedroom furniture including wardrobes drawers and dressing table.

Bedroom Two 3.99m max x 3.23m max

A rear aspect room with power and light, radiator, double glazed window with fitted blinds and a range of fully fitted bedroom furniture with wardrobes, drawers and a large dressing table.

Bedroom Three 2.62m x 2.26m

A front aspect room with power and light, radiator, double glazed window.

Bathroom

A modern bathroom that has been fully tiled with an incorporated a lit display area and storage shelf, wide head bath with fitted shower and screen, hidden cistern WC and inset vanity wash hand basin. There is ample lighting and a fitted mirror front cabinet with picture light over and a radiator.

Outside

A spacious plot spanning approximately 50 meters from front to back welcomes you through a private driveway, leading to a secured garden entrance and a path leading to the front door. The meticulously maintained front garden features a predominantly lush green lawn, bordered by an elegant hedge.

Moving to the rear of the property, you'll discover a generously sized garden enclosed by fencing, predominantly landscaped with well-maintained lawns. This area offers additional off-road parking options and grants access to the garage. A charming pergola garden and a greenhouse are thoughtfully situated alongside the garage, accentuated by ornamental stone sleepers, enhancing the overall aesthetic. Outdoor lighting illuminates this area, while a convenient storage space is tucked away at the rear of the garage. Shingled borders provide a polished finish to the right boundary. A delightful patio area directly behind the house is equipped with exterior lighting, offering a perfect spot for outdoor relaxation and entertainment.



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