



£280,000

Broad Street, Barry

Terraced House | 4 Bedrooms | 2 Bathrooms

01446 488288

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# Step Inside

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## Key Features

- Beautiful Period Property
- Three Reception Rooms
- Four Bedrooms
- Fantastic School Catchment
- Highly Desirable Location
- A Five Minute Walk to The GoodSheds and the Train Station

## Property Description

Botham Williams are excited to share with you this period terraced family home in the highly desirable West-End of Barry. The ground floor is made up of a hallway, an open-plan lounge/diner, kitchen and WC. Then to the first floor, four bedrooms and a family bathroom. One of the real benefits of this house is its location. It is set on the edge of The Goodsheds, Barry Island and the Waterfront Development. 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 right on the doorstep with High Street few streets away.

## Main Particulars

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### Entrance Porch

You enter via a uPVC front door. There is a newly laid vinyl floor. The meter and fuse box are located at high-level and there is an opaque glazed uPVC door leading into the hall.

### Hallway

The hallway has carpet and lots of period features including coving. The carpeted stairs lead top the first floor. There are doors to the lounge, dining room and kitchen.

### Lounge 3.76m x 4.52m

A great size room situated at the front of the property with a beautiful bay window. The floor has carpet, there is a fireplace, radiator, coving, a ceiling rose and sliding doors into the dining room that allow to either have open-plan living or separate room.

### Dining Room 3.23m x 3.53m

This room is currently being used as a playroom but could be a dining room. It has a rear aspect window and radiator. There is also a serving hatch to kitchen.

#### Kitchen Breakfast Room 3.23m x 7.49m

A newly fitted stylish kitchen with a range of wooden eye level and base units with complementing work surfaces over and inset sink unit with mixer tap. There is an integrated dishwasher, wine cooler plus Range style cooker with 5 ring gas hob and a double oven. There is space and plumbing for a dishwasher/tumble dryer. There is a beautiful tiled effect vinyl floor. There is a space for a dining table and there are bifold doors opening out onto the rear garden. There is also a serving hatch to the lounge. There is a side aspect window allowing extra light into the room.

#### WC 0.84m x 1.98m

A handy room with a continuation of the kitchen vinyl floor. There is a WC in white with button flush and wall mounted wash basin. There is also a wall mounted heater.

#### Landing

A generous split level landing with carpet, access to loft hatches, access to the four bedrooms and bathroom. There is also a fitted storage cupboard.

#### Bedroom One 4.75m x 5.11m

A large room at the front of the property. This room has two windows, including one bay window. There is carpet on the floor.

#### Bedroom Two (3.56m x 3.4m)

Another double carpeted double bedroom with a rear aspect window and radiator.

#### Bedroom Three (3.1m x 3.38m)

A carpeted double bedroom with rear aspect window and radiator.

#### Bedroom Four (2.26m x 2.84m)

A carpeted room with a side aspect window.

#### Bathroom 1.73m x 2.82m

A good sized bathroom with a panelled bath with electric shower over, a WC and matching wash basin. The walls are fully tiled and there is vinyl flooring. There is a side

aspect window and a ladder style heated towel rail.

#### Rear Garden

The enclosed rear garden features a patio, a level lawn, and decking. Additionally, there is a side recess with a tap, a shed, and an outbuilding. A gate provides access to the rear lane.

#### Front Garden

A small forecourt which has brick wall and gate.





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