



£260,000

Dock View Road, Barry

Terraced House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Beautifully modernised with traditional features
- Three double bedrooms
- Gorgeous views of the channel
- Utility Room
- Low maintenance garden
- Bay fronted mid terraced property
- Prime location

Property Description

Botham Williams are proud to present this charming 3-bedroom bay-fronted period property in the heart of Barry. Located in a sought-after neighbourhood, this home combines classic architectural features with modern comforts. Inside, you'll find spacious, light-filled rooms with meticulous attention to detail throughout. This property offers a perfect blend of historic charm and contemporary living

Main Particulars

The accommodation includes an entrance hallway with beautiful traditional tiles, a lounge/dining room with bay windows, a modern fitted kitchen, a utility room, and a downstairs WC. On the first floor, there are three double bedrooms and a family bathroom. Outside, you'll find an enclosed, low-maintenance forecourt and versatile rear garden.

Ground floor

Hallway

Upon entering through the composite front door, you are welcomed by a hallway featuring original ceiling coving and traditional flooring. The stairs, fitted with carpet, lead to the first-floor landing and include bespoke under-stair storage.

Lounge/Dining Room

Lounge: - (4.2m (max) x 3.41m)

The front elevation features a UPVC double-glazed bay window with views of Barry Docks and the Bristol Channel and is fitted with blinds. The room has carpeted flooring, bespoke shelving in the alcoves, and a wall-mounted radiator. It opens into the dining area and has a doorway to the hallway.

Dining Area: (3.74m x 2.70m)

A UPVC double-glazed window on the rear elevation lets in plenty of light. The carpet seamlessly extends from the lounge. There's also a doorway leading to the hallway.

Kitchen - (2.97m x 3.07m (max))

The modern kitchen features 'Shaker' style wall and base units with complementary worktops and tiled splashbacks. It includes a stainless steel one and a half bowl sink with a mixer tap, a built-in electric oven/grill, an inset five-ring hob with a stainless steel extractor hood, and space for an upright fridge/freezer. Additional features include power points, a radiator, and tile effect laminate flooring. A door leads through to the utility space. A UPVC double-glazed window on the side elevation brightens the space.

Utility Room (3.25m x 2.59m)

The utility space features a range of base units with work surfaces and overhead wall-mounted units. There's plumbing and space for a washing machine, dishwasher, and tumble dryer. The area has wood effect cushion flooring and a UPVC double-glazed door leading out to the garden. Built-in shelving offers ample storage. Window to side elevation and PVC door allowing access to rear garden.

Cloakroom (1.26m x 1.19m)

The modern white suite includes a wall-mounted corner wash hand basin with tiled splashback and a low-level WC. A wall-mounted cabinet houses the combination boiler. Additional features include a radiator, an extractor fan, and tile effect laminate flooring.

First Floor

Landing

Arriving at the top of the stairs, you'll step onto a carpeted landing that leads to all bedrooms and the family bathroom. Here, you'll also find easy access to the boarded loft space which benefits from lighting which makes it perfect for additional storage.

Bedroom One (4.43m into bay x 4.36m (max))

Positioned at the front of the house, this spacious room offers expansive views. It features a UPVC double-glazed bay window on the front elevation, providing far reaching views across Barry Docks and the Bristol Channel. Adding to its charm is the original cast iron fireplace and fitted carpet.

Bedroom Two - (3.62m x 2.72m (max))

Adjacent to bedroom 1, you'll find the second double bedroom, offering a view of the rear garden through its window. This cosy space features carpeted flooring and a wall-mounted radiator for added comfort.

Bedroom Three - (3.02m x 3.00m (max))

Positioned at the rear of the property, bedroom 3 stands out for its generous size, unusual for a third bedroom. It boasts a window overlooking the rear garden. Inside,

you'll find fitted carpet and a wall-mounted radiator.

Bathroom - (2.01m x 1.65m (max))

The modern white suite includes a panel bath with a mixer tap and chrome shower over, complemented by a glass shower screen. Also featured are a wall-mounted wash hand basin and a low-level WC. Tiling adorns all splashback areas with borders, adding a touch of style. Completing the ensemble are a wall-mounted chrome towel rail and UPVC obscure double-glazed window on the side elevation.

Outside

The property benefits from a recently replaced roof with 24 years remaining on a 25 year warranty.

Rear Garden - The garden is enclosed by walls and timber fencing, offering privacy and security. It's designed for low maintenance and versatility, featuring tiers with patio slabs and a lawn area. This setup provides ample space for garden furniture and relaxation. Additionally, there's an outside water tap for added convenience.

Front garden- The front area is enclosed by low walls and benefits from stone chippings for easy maintenance and carefully placed shrubbery adds a touch of greenery. Leading to the front door are two steps featuring traditional tiles. Additionally there's ample space allocated for outdoor storage.



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