



Porthkerry Road, Barry, The Vale Of Glamorgan. CF62 7AX

Offers In Excess Of £380,000



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ESTATE AGENTS



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Daniel Matthew are pleased to offer to the market, this bay fronted period property. The property briefly comprises of inner porch, hallway, three reception rooms, kitchen, utility room and shower room to the ground floor. Landing, five bedrooms, bathroom and separate WC to the first floor. The property is in need of refurbishment throughout but will make a stunning grand family home once all the works completed. Many original features. Would be ideal for dual living or being converted into two apartments if planning was to be applied for and granted.



Entrance Porch

Enter through panelled door. Original Terrazzo tiled floor. Half glazed door with original etched acid glass opening into hallway.

Hallway (20' 0" Max x 5' 10" Max) or (6.10m Max x 1.78m Max)

Fitted carpet, deep skirting, radiator. Original dado rail, coved and papered ceiling. Original corbels. Staircase rising to first floor with fitted carpet and original newel post and spindled balustrade. Panelled doors into :-

Lounge (16' 07" Max x 13' 07" Max) or (5.05m Max x 4.14m Max)

Fitted carpet, deep skirting, two radiators, dado rail and picture rail. Original feature fireplace with coal effect gas fire in-situ. Bay window to front elevation. Coved and papered ceiling with ceiling rose and pendant light fitting.

Dining Room (16' 03" Max x 12' 11" Max) or (4.95m Max x 3.94m Max)

Fitted carpet, two radiators, feature fireplace with tiled insert. Box bay to front elevation. Dado rail. Coved and papered ceiling. Original shelved display cupboard.

Family Room (16' 09" Max x 12' 08" Max) or (5.11m Max x 3.86m Max)

Engineered wood flooring. Original slate fire place with log burner in-situ. Bay window to side with french doors opening onto block paved seating area. Picture rail, coved and papered ceiling.

Kitchen/ Breakfast Room (12' 08" Max x 12' 04" Max) or (3.86m Max x 3.76m Max)

Ceramic tiled flooring. A range of base and eye level units with complementing granite work surfaces, inset Belfast style sink with mixer tap over. Gas Aga cooker inset into a recess with tiled splash back. French doors opening to rear garden.

Utility Room (11' 03" x 6' 0" Max) or (3.43m x 1.83m Max)

Ceramic tiled flooring. base and eye level units with complementing work surfaces. Spaces and plumbing for washing machine and tumble dryer. Under stairs storage cupboard. Window to side. Stable door giving side access. Wall mounted combination boiler. Further door into :-

Shower Room (11' 02" Max x 4' 09") or (3.40m Max x 1.45m)

Continuation of flooring. Low level WC, pedestal wash hand basin and a double shower cubicle with electric shower over. Partially tiled walls flat plastered ceiling. Obscure window to side elevation.

Landing (22' 10" Max x 5' 10" Max) or (6.96m Max x 1.78m Max)

Fitted carpet, radiator. Original balustrade. Dado rail. Ornate leaded window to side. Coved and flat plastered ceiling with loft access. The loft has a pull down ladder and is boarded. Doors into :-

Bedroom One (16' 06" x 13' 06") or (5.03m x 4.11m)

Fitted carpet. Original slate fireplace with tiled insert and coal effect gas fire in-situ. Radiator. Bay window to front.

Bedroom Two (13' 06" Max x 12' 03" Max) or (4.11m Max x 3.73m Max)

Fitted carpet, radiator. Two sash windows to front. Slate fire surround. Original built in cupboard.

Bedroom Three (16' 06" Max x 12' 09" Max) or (5.03m Max x 3.89m Max)

Fitted carpet, feature cast iron fireplace. Bay window to side elevation with views across the Bristol channel. Radiator.

Bedroom Four (12' 09" Max x 12' 02" Max) or (3.89m Max x 3.71m Max)

Fitted carpet, radiator. Sash window to rear.

Tenure

The resale tenure for this property is Freehold



Bedroom Five (9' 02" x 5' 01") or (2.79m x 1.55m)

Fitted carpet, window to front could be used as dressing room, home office or converted into an En-suite.

Bathroom (9' 04" Min x 10' 04") or (2.84m Min x 3.15m)

Black and white checker board laminate flooring. A four piece suite in white comprising of a Pull chain high level WC, Bidet and free standing roll top bath with telephone style mixer tap. Two built in storage cupboards. Obscure window to rear. Victorian style school radiator with heated towel rail.

WC

Checker board flooring, low level WC and a pedestal wash hand basin. Obscure window to side.


Outside

The front of the property is enclosed by brick boundary walls and ornate wrought iron gates. Pathway with steps and raised flower beds leading to entrance. Block paved driveway for several cars, Further wrought iron gate giving side access leading to rear garden The rear is enclosed. Has a raised paved patio area. Gate giving easy access to Park Crescent shopping area. An under house storage area and an outside working WC.

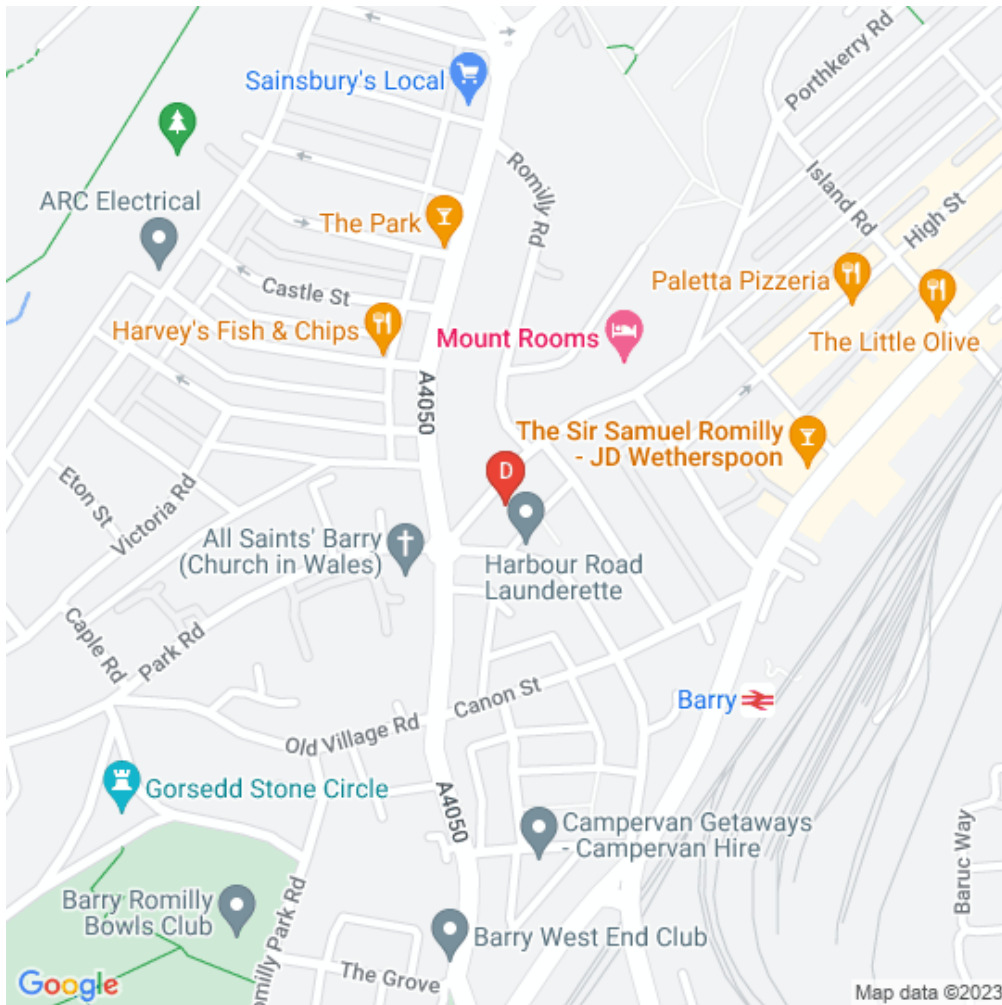
Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.