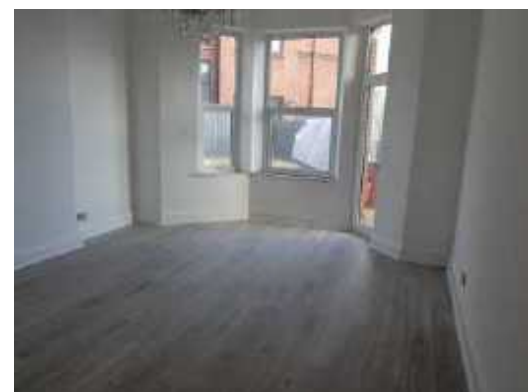




9 Porthkerry Road, Barry

£389,950

Priory Estates are delighted to offer to the market this totally refurbished substantial three storey property with many original features and situated in the heart of the sought after West End of Barry. The accommodation briefly comprises: porch, large entrance hall, three reception rooms, double kitchen, six double bedrooms (master en suite) , and family bathroom. Substantial gardens with large decked sun terrace offering far reaching sea views across the Bristol channel. The property benefits from UPVC double glazing throughout and gas central heating. Viewings are highly recommended on this superb property to fully appreciate whats on offer.



9 Porthkerry Road, Barry

Entrance Porch

Accessed via a wooden and glazed door. Grey oak effect laminate flooring. Radiator. Cupboard housing meters. Door to:

Entrance Hall

A central hallway with grey oak effect laminate flooring. With a picture rail, coving and high skirting boards. A carpeted staircase with spindled balustrade and newell post. Original cornicing and architrave. Radiator. Doors to three large reception rooms and kitchen/utility.

Lounge/Dining Room 28'3 x 14'1 (8.61m x 4.29m)

An impressive high ceiling reception room with front bay windows. Radiator. Smooth plastered walls and ceiling. Grey oak effect laminate flooring. Spacious Dining Area with space for large table and chairs. Fitted carpet. Smooth plastered walls and ceiling. Radiator.

Second Reception Room 17' x 13'8 (5.18m x 4.17m)

A high ceiling reception room with double glazed bay window to the front. Grey oak effect laminate flooring. Smooth plastered walls and ceiling. Attractive coal effect gas fire with surround. Radiator.

Third Reception Room 17'2" to bay x 14'10" max (5.23m to bay x 4.52m max)

Spacious room with double glazed bay window to side and door providing access to garden. Grey oak effect laminate flooring. Radiator. Smooth plastered walls and ceiling.

Kitchen 11'10 x 11'7 (3.61m x 3.53m)

Brand new modern fitted kitchen to comprise a range of base and wall units with a high gloss finish and modern work surfaces incorporating stainless steel sink and drainer with mixer taps over. A range of integral appliances to include wine cooler, dishwasher, double oven grill and five burner a digital stainless steel extractor fan over. Recess and plumbing for American style fridge/freezer (included). Double glazed window to the rear overlooking garden and two velux windows attracting plenty of natural light. Smooth plastered walls and ceiling. Grey effect laminate flooring. Open to:

Utility Room 13'5 (max) x 12'11 (4.09m (max) x 3.94m)

Continuation of grey oak effect laminate flooring. Double glazed window to the rear overlooking garden. Double glazed french doors to the side providing access to the garden. Base units of similar finish to the kitchen and recess and plumbing for more than ample appliances. Smooth plastered walls and ceilings. Door to:

W.c

W.c with closed in cistern and wash hand basin with vanity unit under. Wall mounted heated chrome towel rail. Continuation of flooring. Smooth plastered walls and ceiling with spot lights.

First Floor Landing

Carpeted stairs rising to a split level carpeted landing with a side window. Radiator. Doors to five bedrooms and a family bathroom. Large walk in storage cupboard with further cupboard housing gas combination central heating boiler.

Bathroom 9'1 x 6'9 max (2.77m x 2.06m max)

Spacious modern bathroom to comprise close coupled WC with concealed cistern, wash handbasin with vanity cupboard under, freestanding bath with mixer taps over. Tiling to splash back areas. Separate fully tiled shower cubicle with a mixer shower inset. Double glazed opaque window to the side. Ceramic tile flooring.. Smooth plastered walls and ceiling with spotlights. Radiator.

Bedroom One 15'2 x 14'2 (4.62m x 4.32m)

Double bedroom with two double glazed windows to the front. Fitted carpet. Radiator. Smooth plastered walls and ceiling.

Master Bedroom 17'1 x 13'10 (5.21m x 4.22m)

Master Bedroom with double glazed window to the front offering extensive views. Radiator. Smooth plastered walls and ceiling. Door to:

En Suite

Modern suit to comprise low level closed cistern w.c, wash hand basin with vanity unit, and glazed shower enclosure with modern shower. Ceramic tile floor. Double glazed opaque window to the front. Heated chrome towel rail.

Bedroom Three 17'2 into side bay x 13'9 (5.23m into side bay x 4.19m)

Double glazed bay window to the side offering a pleasant aspect with dock and distant Channel view. Fitted carpet. Smooth plastered walls. Radiator.

Bedroom Four 13'2 x 12'11 (4.01m x 3.94m)

Double glazed window to the rear. Radiator. Fitted carpet. Smooth plastered walls.

Second Floor Landing 9' 8" x 5' 11" (2.74m 2.44m x 1.52m 3.35m)

Carpeted stairs rising to the second floor. Storage to the eaves and further generous storage cupboards. Velux double glazed window to the rear. Doors to second floor bedrooms.

Bedroom Five 22'5 to eaves x 11'4to eaves (6.83m to eaves x 3.45m eaves)

Double glazed window to the front offering a pleasant aspect with dock and distant Channel views. Radiator. Fitted carpet. Smooth plastered walls and ceiling. Storage to the eaves.

Bedroom Six 11'3 to eaves x 13'3 (3.43m to eaves x 4.04m)

Double glazed window to the rear. Fireplace. Fitted carpet. Smooth plastered walls and ceiling. Storage to the eaves.

Outside

To the front : An elevated deep forecourt which is mainly stone chipped plus has a block paviour pathway to the front door with part original tiled area. To the side: A significant area of lawn with various established plants, shrubs and trees. A timber fence and door accesses the rear garden To the rear: Full width of brand new decking offering spacious outside living.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales		England & Wales	