



86A Port Road East
Barry, Vale of Glamorgan, CF62 9PU

Watts
& Morgan



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£675,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A spacious and versatile, four bedroom detached family home enjoying spectacular elevated countryside views. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hall, living/dining room, sitting room, kitchen/breakfast room, utility room and ground floor shower room. First floor landing, primary bedroom with access to a balcony and elevated views, three further double bedrooms and a family bathroom. Externally the property benefits from a driveway providing off-road parking for several vehicles, detached double garage, front courtyard and beautifully landscaped large rear garden.



Directions

Cardiff City Centre – 8.3 miles

M4 Motorway – 7.2 miles

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Summary of Accommodation

Ground Floor

Entered via a solid wooden door with a glazed side panel into a porch benefitting from tiled flooring. A second glazed wooden door with a glazed side panel leads into a large, welcoming hallway benefitting from feature tile flooring, a wall-mounted alarm panel, a solid wood open staircase with glass balustrades leading to the first floor, a uPVC double-glazed window to the side elevation and a partially glazed uPVC door providing access to the side return.

The spacious living/dining room benefits from solid wood flooring, a central feature log burner with a tiled hearth and a brick surround, a uPVC double-glazed door with double-glazed side panels providing access to the front courtyard, two uPVC double-glazed windows to the rear elevation enjoying countryside views and a set of uPVC double-glazed French doors providing access to the rear garden.

The sitting room is a versatile space and enjoys solid wood flooring and two uPVC double-glazed windows to the side/read elevation enjoying further countryside views.

The ground floor shower room has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a wash hand basin set within a vanity unit and a WC. The shower room further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights and an obscure uPVC double-glazed window.

The kitchen/breakfast room enjoys natural stone tile flooring, a uPVC double-glazed window and a partially glazed uPVC door providing access to the front courtyard. The kitchen has been fitted with a range of base units with marble effect laminate work surfaces. Integral appliances to remain include; two 'AEG' electric ovens and a 'CDA' 5-ring electric hob with an extractor fan over. Space has been provided for freestanding white goods. The kitchen further benefits from continuation of natural stone tile flooring, a floor-mounted 'Ideal Mexico' boiler and a stainless steel sink with a mixer tap over.

The utility room has been fitted with a range of wall and base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from wood effect vinyl flooring, partially tiled splash-back, a stainless steel sink with a mixer tap over and a uPVC double-glazed window to the side elevation.

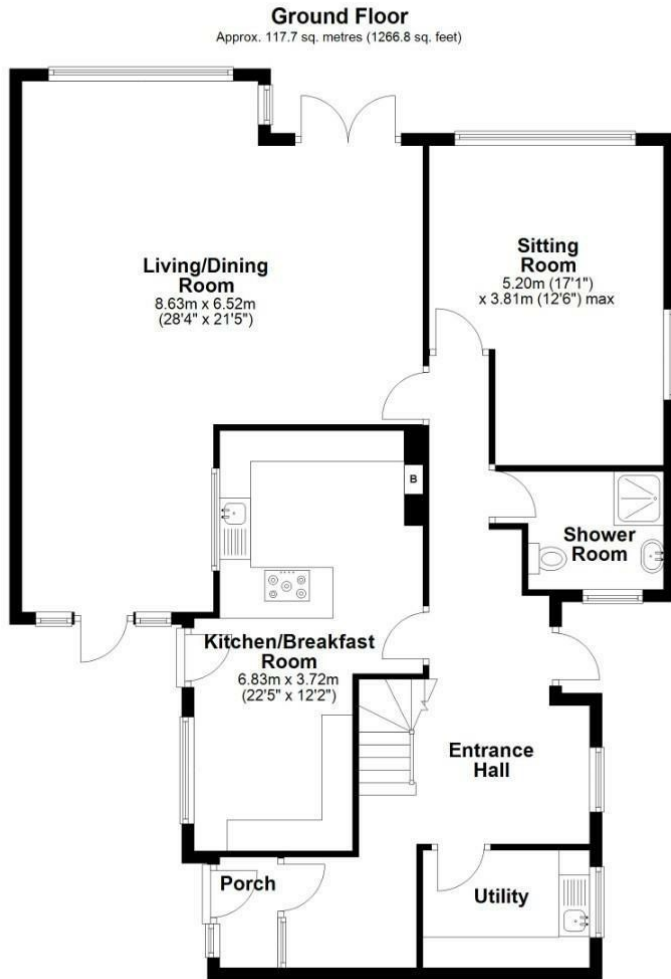


First Floor

The spacious first floor landing enjoys carpeted flooring, three recessed storage cupboards; one of which housing the hot water cylinder, a hatch providing access to eaves storage and two uPVC double-glazed windows to both side elevations. Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a uPVC double-glazed window and a set of uPVC double-glazed French doors providing access onto a balcony with a glass balustrade enjoying spectacular, elevated countryside views.

Bedroom two is another double bedroom enjoying carpeted flooring, a range of recessed wardrobes, a hatch providing access to the loft space and a uPVC double-glazed window to the side elevation.

Bedroom three is a spacious double bedroom and benefits from carpeted flooring and a uPVC double-glazed window to the side elevation.



Total area: approx. 218.5 sq. metres (2351.5 sq. feet)

Bedroom four is another double bedroom benefitting from carpeted flooring, a range of recessed fitted wardrobes, a hatch providing access to eaves storage and a uPVC double-glazed window to the side elevation enjoying further countryside views.

The family bathroom has been fitted with a 4-piece white suite comprising; a freestanding oval bath with a handheld shower attachment, a shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from feature tile flooring, partially tiled walls, a wall-mounted towel radiator and a uPVC double-glazed window to the side elevation.

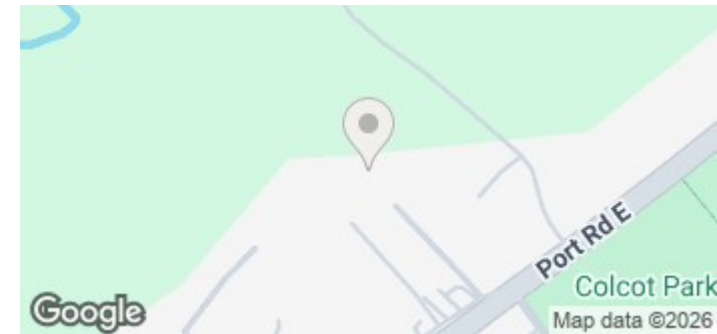
Garden & Grounds

86a Port Road East is approached off the road via a shared lane onto a private driveway providing off-road parking for several vehicles. beyond which is a detached double garage with two manual up and over doors.

The large, enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. A patio area providing ample space for outdoor entertaining and dining. The property further benefits from a courtyard garden located to the front of the property offering more entertainment space.

Additional Information

Freehold.
Mains gas, electric and water connections.
Septic tank for sewage.
Council tax band G.
EPC rating 'TBC'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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