





Portland Drive, Barry

£370,000 Freehold

Spacious 4-5 bed townhouse near the beach and Goodsheds, set over three floors with modern kitchen, en suite, low-maintenance garden, off-road parking, and flexible living space.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

Entrance Hallway
Entered via composite front door. Ceramic tile flooring. Door to ground floor rooms and storage cupboard.

Bedroom Four
16' 1" x 9' 10" (4.90m x 3.00m)
Double glazed window to front. Radiator. Wood flooring. Storage cupboard.

Utility Room
Stainless steel sink worktop under. Recess and plumbing for two appliance. Storage . Chrome towel rail. Ceramic tile flooring.

Reception room
9' 6" x 10' 1" (2.90m x 3.07m)
Double glazed French doors and window to rear. Ceramic tile flooring. Radiator. Door to:

Shower Room
Double glazed opaque window to the rear. Heated chrome towel rail. Sink. Wet room style shower with non slip flooring .

First Floor Accommodation
Carpeted stairs to the first floor. Further stairs to second floor. Doors to all first floor rooms.

Lounge
16' 11" x 13' 0" (5.16m x 3.96m)
Double glazed picture window and further window to the front. Wood flooring. Radiator.

W.c
Vinyl flooring. Closed cistern w.c wash hand basin . Heated chrome towel rail. Doors to storage cupboard.

Kitchen/Diner
16' 10" x 10' 4" (5.13m x 3.15m)
Fitted kitchen to comprise a range of base and wall units with wood effect work surface es incorporating sink and drainer. Four bur er gas hob and electric oven with extractor over. Recess and plumbing. For appliance. Space for fridge/freezer. Wood flooring. Two double glazed windows to the rear. Space for dining table and chairs. Radiator.

Second floor landing
Carpeted stairs to first floor, access to loft space. Doors to all second floor rooms.

Bedroom One
12' 2" x 13' 2" (3.71m x 4.01m)
Main double bedroom. With double glazed picture window to the front. Fitted carpet. Radiator. Door to en suite and dressing room.

Eh Suite
Double glazed opaque window to the dark t. Closed cistern wc. Wash hand basin. Glazed shower screen with shower in situ. Heated chrome towel rail.

Bathroom
Panelled bath with shower attachment over. Closed cistern wc and wash hand basin, vinyl flooring. Heated chrome towel rail.

Bedroom Two
8' 6" x 9' 10" (2.59m x 3.00m)
Double glazed window to the rear. Radiator. Laminate flooring.

Bedroom Three
9' 11" x 8' 2" (3.02m x 2.49m)
Double glazed window to rear. Radiator. Fitted carpet.

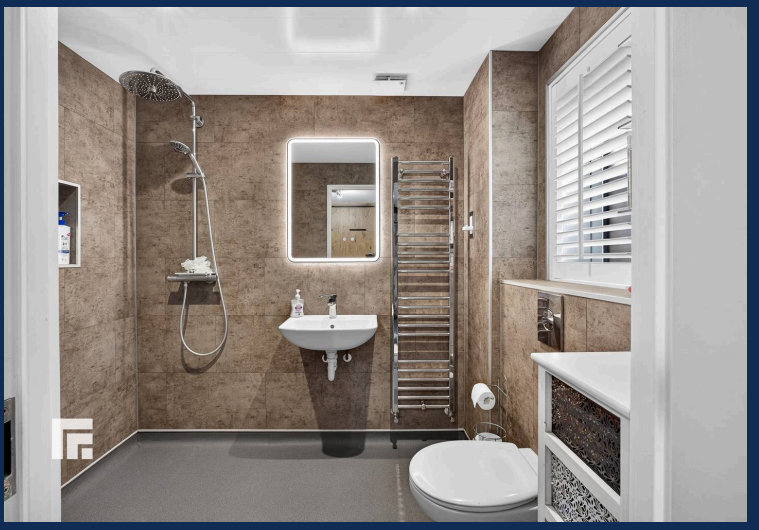
AML
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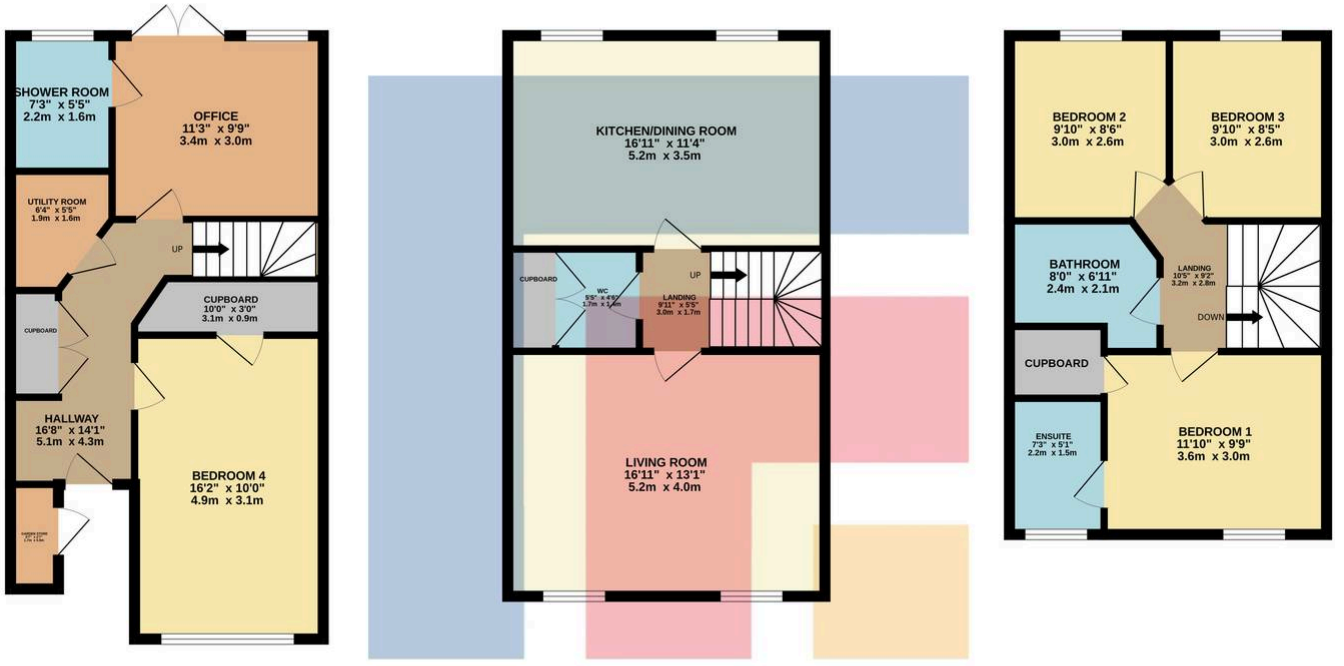




GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.

2ND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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