



£350,000

Park Road, Barry

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- West End location in close proximity to Porthkerry and Romilly Park
- Off road parking
- Garage
- Originally three bedrooms and could effortlessly be restored to its original layout
- Sea Views
- Many original features

## Property Description

Botham Williams is thrilled to present this charming semi-detached home in the highly sought-after West End of Barry. This property beautifully marries modern comfort with traditional character, showcasing many original features. Thoughtfully renovated, it boasts close proximity to Porthkerry and Romilly Park and is within walking distance to The Knap and Barry Island beaches. Both bedrooms and the garden offer stunning sea views, enhancing the home's exceptional appeal.

## Main Particulars

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The ground floor of the property features a living room, a spacious kitchen/diner, a conservatory, and a utility area that provides access to the integral garage. Upstairs, the first floor includes two bedrooms with sea views and a well-appointed bathroom.

### Front Exterior

A welcoming driveway offers off-road parking and leads to the garage. Through the front gate steps ascending to the front door. The front garden is beautifully landscaped with lush, mature greenery

### Entrance Hallway

Enter through a composite double-glazed front door into a hallway adorned with original quarry tiled flooring. The hallway features understairs storage and provides access to the lounge and kitchen/diner, with stairs rising to the first floor.

### Lounge (4.10m x 3.59m)

The lounge is a welcoming space with original parquet flooring. It includes a charming living flame gas fireplace with slate hearth, a window into the conservatory, built-in storage in the alcoves, a radiator, and UPVC double-glazed French doors that open to the rear garden.

### Kitchen/Diner (6.83m x 3.06m)

This expansive kitchen/diner exudes charm with its original parquet flooring, wood-panelled walls, and a striking feature brick wall. The kitchen is well-equipped with a UPVC double-glazed sash window to the front, an array of eye-level and base units, a double stainless steel sink, an integrated fridge and dishwasher, a Bosch electric

oven, and a gas hob with an extractor hood. The dining area enhances the space with ceramic tiled flooring, UPVC double-glazed sliding patio doors opening into the conservatory, and a doorway leading to the utility area and garage.

#### Conservatory (3.70m x 2.46m)

This light filled space features laminate flooring, two UPVC double-glazed windows, a UPVC double-glazed door opening to the rear garden, and convenient electric points.

#### Utility Room (2.34m x 1.54m)

This functional area is adorned with fully tiled walls and vinyl flooring, accommodating space for a washing machine, wash hand basin, and WC. Natural light filters in through an obscured window overlooking the rear, while access to the integral garage and rear garden completes the convenience of this space.

#### First Floor

Carpeted stairs ascend to the first floor, where doors open to the bedrooms and bathroom. A window at the front illuminates the space with natural light.

#### Master Bedroom (6.80m x 3.04m)

This expansive room was originally two bedrooms and could effortlessly be restored to its original layout. Two built in fitted wardrobes offer additional storage. It features UPVC double-glazed sash windows at the front and rear, offering picturesque sea views from the rear aspect. Access to the loft is also available with pull down ladder.

#### Bedroom 2 (3.02m x 3.22m)

The carpeted second bedroom boasts a UPVC double-glazed sash window that overlooks the serene rear garden, providing delightful sea views. It also features a spacious double fitted wardrobe housing the combination boiler.

#### Bathroom (3.09m x 2.48m max)

The recently renovated bathroom is elegantly designed, featuring spotlights on the ceiling, smoothly plastered walls with a charming wood-panelled accent, ceramic tiled splashback areas, wood effect tiled flooring, a separate shower cubicle, a relaxing bath, two wall-mounted towel rail radiators for added comfort, and a UPVC double-glazed opaque sash window overlooking the front.

## Rear Garden

The secluded rear garden is thoughtfully landscaped boasting a raised patio that overlooks a serene pond. Mature shrubs interspersed between patio slabs complement fruit bushes, grape vines, pear trees and a strawberry patch, creating a tranquil setting. A gravel path leads to a spacious storage shed and an additional structure, complete with electricity, suitable for use as an office or workshop (measuring 3.5m x 2.95m). Set in a serene location with partial sea views, this garden offers an ideal retreat for relaxation.

## Garage (4.78m x 2.70m)

Accessible via the utility area, this integral garage is a versatile space offering ample storage and equipped with electrical points, providing both functionality and convenience. A barn style garage door opens to the driveway, with an additional side door providing access to the front of the property and a small window to the front allowing for natural light.



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