

FOR SALE



Port Road East

East, Barry, CF62 9PX

EAST, BARRY

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£350,000

3 BEDROOMS

1 BATHROOM

1 RECEPTION

1,322 SQ FT

NO CHAIN

LARGER THAN AVERAGE REAR GARDEN

PLENTY OF OFF ROAD PARKING AND DETACHED GARAGE

EXTENDED TO THE REAR CREATING THREE DOUBLE BEDROOMS

WELL MAINTAINED AND READY FOR THE NEXT PERSON TO PERSONALISE



THE PROPERTY

Situated on Port Road East in Barry, this well-presented semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families, first-time buyers or those looking for a little more room.

The property benefits from three good-sized double bedrooms and a large reception rooms, providing plenty of space for both everyday living and entertaining. There are also two conservatories, offering further flexible living space that could be used as additional seating areas, a playroom, home office or simply somewhere to enjoy the garden throughout the year. A well-maintained family bathroom completes the accommodation.

To the rear is a larger than average, level garden, providing a great outdoor space for children, pets or enjoying the warmer months. The property also benefits from ample off-road parking and a garage, adding to its practicality.

The location is particularly convenient, with local shops, schools and public transport all within easy walking distance. There are also excellent transport links towards Cardiff and the surrounding areas, making this a practical choice for commuters.

The house has been well cared for and is ready for its next chapter, while still offering plenty of scope for the new owner to make it their own. Offered with no onward chain, this is a spacious and versatile home in a convenient part of Barry.

INSIDE



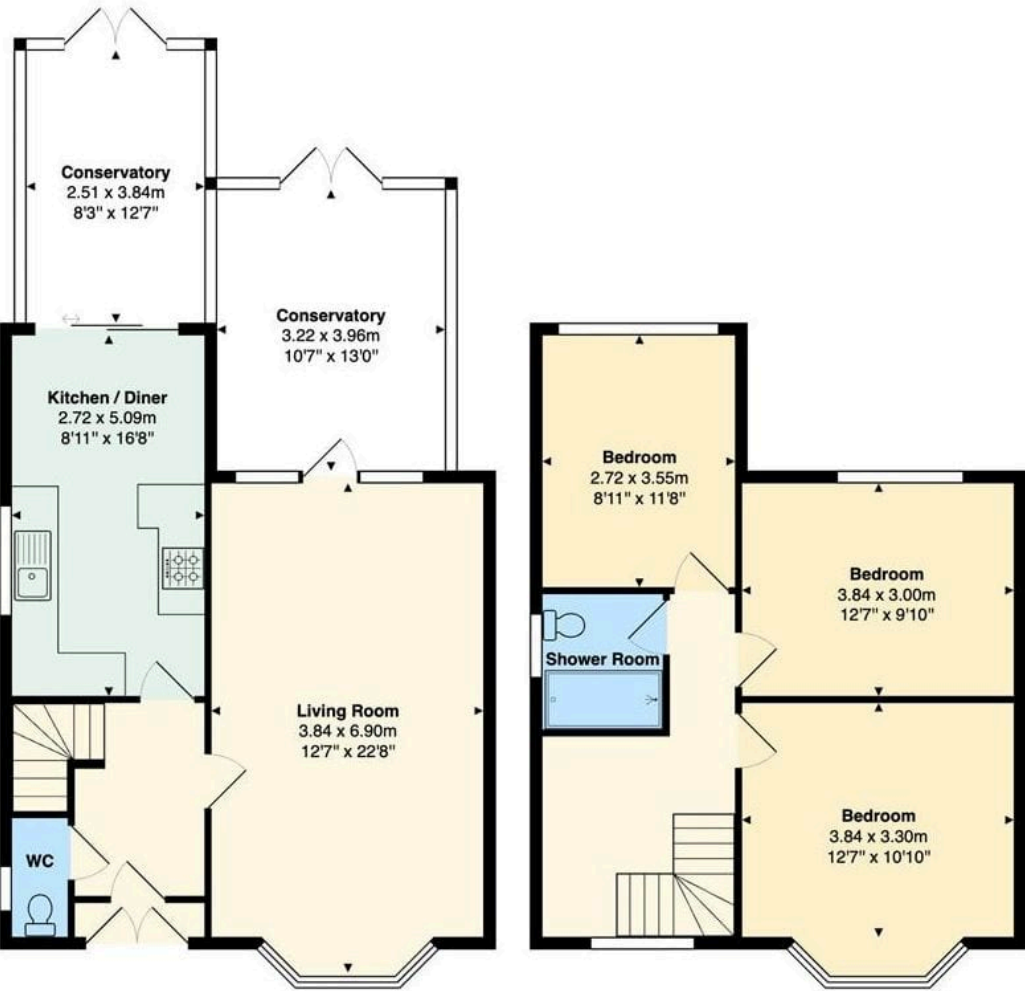
ACCOMMODATION

HALLWAY	2.69m x 2.69m / 3.33m
LIVING/DINING ROOM	3.84m x 6.43m
CONSERVATORY	4.04m x 3.00m
KITCHEN/DINER	5.08m x 2.69m
CONSERVATORY	3.91m x 2.51m
W/C	0.79m x 1.68m
BEDROOM ONE	3.84m x 3.30m
BEDROOM TWO	3.84m x 3.00m
BEDROOM THREE	3.53m x 2.72m
SHOWER ROOM	1.70m x 1.91m

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	1,322 SQ FT
TENURE	LEASEHOLD
COUNCIL TAX	BAND E · ABOUT £2,727 A YEAR <i>Vale of Glamorgan Council, 2026/27 estimate</i>
EPC RATING	69 · POTENTIAL 73

FLOORPLAN

Port Road East, Barry, CF62 9PX



Total Area: 122.8 m² ... 1322 ft²

All measurements are approximate and for display purposes only



Georgia Farr

SALES VALUER AND MARKETING MANAGER

BARRY BRANCH

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 84 High Street, Barry, CF62 7DX. 01446 700222. The Property Ombudsman, membership D03828.
jeffreycross.co.uk