



 5  4  2

Port Road East, Barry

offers in excess of £450,000

 peter  
alan

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# About the property

NO CHAIN - DRIVEWAY TO FRONT - 5 BEDROOMS - FAMILY HOME - POTENTIAL TO CREATE HMO.

Set back from the main road and offering excellent space across three floors, this substantial five-bedroom semi-detached property presents a superb opportunity for families, investors, or those seeking to create a HMO (subject to relevant permissions).

The ground floor features two well-proportioned reception rooms, providing flexible space for living, dining or working from home. A fitted kitchen to rear, along with a convenient ground floor bathroom.

To the first floor there are four bedrooms, three of which benefit from en-suite facilities, each fitted with a toilet and wash hand basin - ideal for guest accommodation or multi-occupancy living. The second floor offers an additional generously sized bedroom.

Off road parking to front with space for multiple vehicles and an enclosed rear garden.

Close to local amenities; easy access to link roads leading to M4 corridor, public transport routes, parks, forestry walks, popular school catchment, supermarkets.

# Accommodation

## Entrance Porch

## Entrance Hallway

## Reception Room 1

16' 7" Max x 10' 9" Max ( 5.05m Max x 3.28m Max )

Fitted carpet, window to front.

## Reception Room 2

12' 1" Max x 10' 6" Max ( 3.68m Max x 3.20m Max )

Fitted carpet, window to front.

## Kitchen

14' 3" x 13' 2" ( 4.34m x 4.01m )

Matching wall and base cupboards with complimentary worktops, fitted oven and hob, space for appliances, patio doors leading to rear garden.

## Bathroom

## First Floor Landing

## Bedroom One

12' 1" x 10' 7" ( 3.68m x 3.23m )

Fitted carpet, window to front, ensuite with W.C and sink.

## Bedroom Two

13' 4" Max x 10' 8" Max ( 4.06m Max x 3.25m Max )

Fitted carpet, window to rear, ensuite with W.C and sink.

## Bedroom Three

13' 2" Max x 11' 2" Max ( 4.01m Max x 3.40m Max )





Fitted carpet, window to front, ensuite with W.C and sink.

### **Bedroom Four**

13' 2" x 9' 3" ( 4.01m x 2.82m )  
Fitted carpet, window to rear.

### **Second Floor Landing**

### **Bedroom Five**

16' 7" x 11' 2" ( 5.05m x 3.40m )  
Fitted carpet, velux window, window to side, storage.

### **To Front**

Driveway to front with space for multiple vehicles.

### **To Rear**

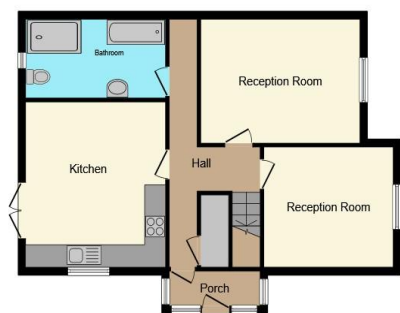
Enclosed rear garden with patio areas, decking, lawn.



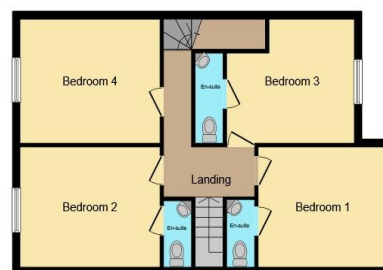


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**Ground Floor**



**First Floor**



**Second Floor**



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