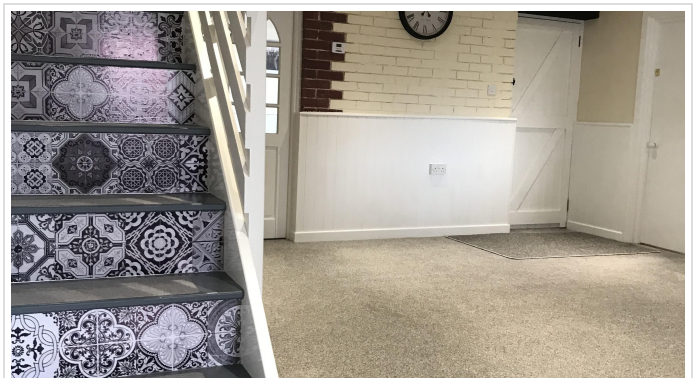


4 Bed Detached In Porthkerry Nr. Rhoose, Barry, CF62 3BZ

£575,000



SHORT DESCRIPTION

Property Ref: 14839 Beautiful Lifestyle Property A great opportunity to acquire a lovely unique forever property in a very desirable location. This immaculately presented 4 bed detached character property is set in a small village in the Vale of Glamorgan, consisting of a 13th Century Church, School House, Former School and Farmer's Cottage. Just minutes away is a beautiful Country Park, pebbled beach and dramatic railway viaduct. The extensive area of woodland, streams, nature and wildlife can be appreciated from the many footpaths and cycle tracks through the area. Former Village School Built 1871 Large Plot (1/4 Acre) Semi-Rural/Coastal Location Low Maintenance Gardens (South Facing) Outdoor Entertainment Area Parking for Multiple Vehicles Large Garage/Workshop Short Walk to Beach & Country Park Easy reach of Amenities Potential to Develop & Extend (STP) No Chain Entrance Porch 1.25m x 1.05m Lounge 5.24m x 4.90m Sitting Room 4.30m x 3.36m Lounge/Diner 8.71m x 3.73m Kitchen/Breakfast Room 5.49m x 3.45m Utility Room 3.60m x 1.60m Bathroom 4.40m x 1.60m First Floor - Landing 3.10m x 2.10m Bedroom One 4.28m x 3.32m Bedroom Two 4.90m x 3.06m Bedroom Three 4.90m x 2.88m Bedroom Four 2.68m x 2.24m Landing 3.10m x 2.10m Wc 2.70m x 0.72m Garage/Workshop 6.47m x 5.84m In summary a very rare to the market lovely family home with masses of potential and space in a unique location. Property Type: Detached Full selling price: £625000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: G EPC rating: E Measurement:2098 Sq.ft. Outside Space: Enclosed Garden Parking: Garage, Driveway Heating Type: Central, Double Glazing, Oil Chain Sale or Chain Free: Chain Free Possession of the property:Self-occupied.. -----

4

Bed Room(s)

1

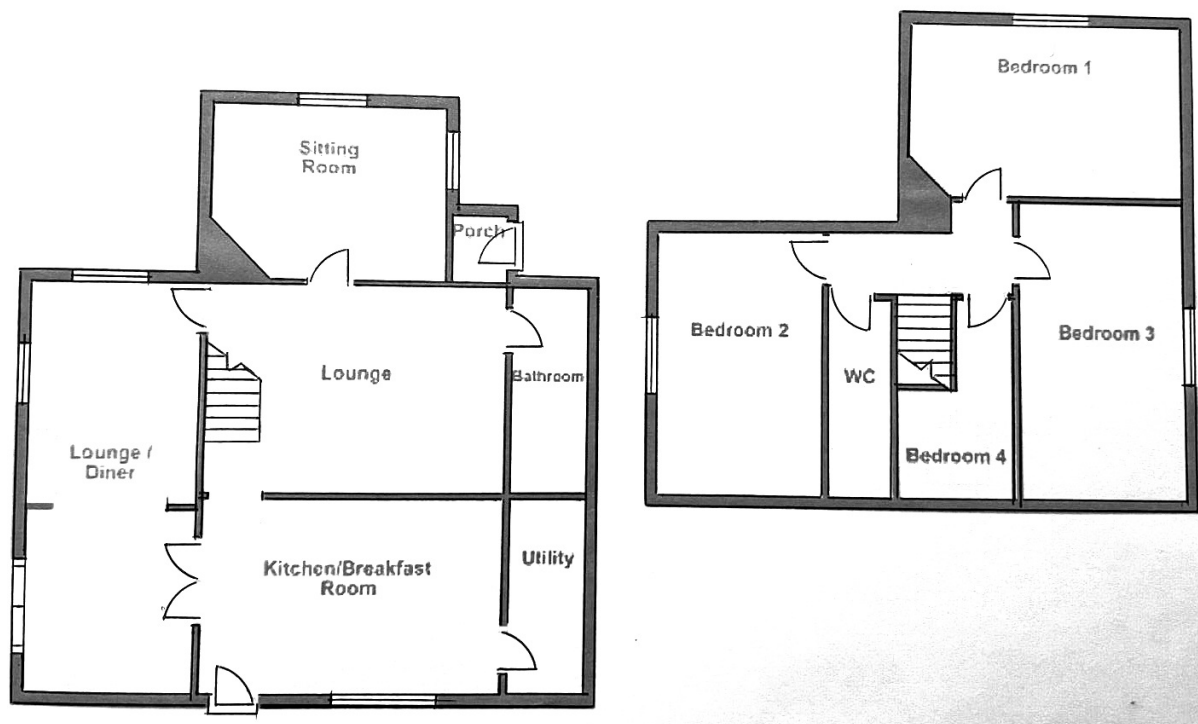
Bath Room(s)

3

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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