



The Overview

Property Name:
25 Porthkerry Road
Barry
CF62 7EP


Price:
£1,900 Per Calendar
Month

Qualifier:
Per Calendar Month

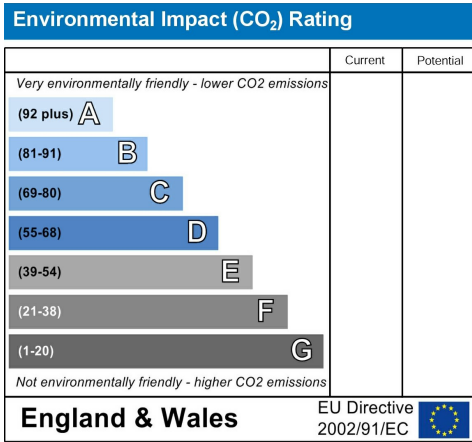
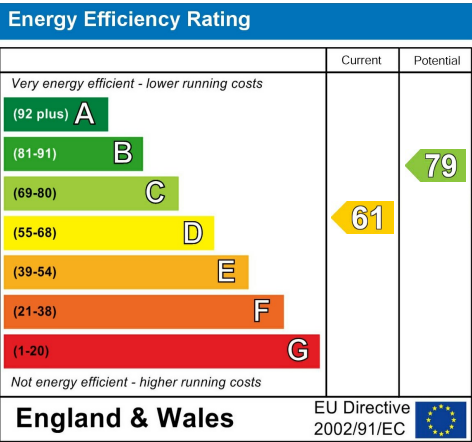
**5**

**1**

**3**

**D**

The EPC



The Bullet Points

- Five Bedrooms
 - Modern Gloss-Finish Kitchen
 - Bright, Airy Interiors
 - Downstairs Toilet
 - Large, Tiered Garden with Decking
- Three Reception Rooms
 - Bay Windows and Fireplaces
 - Family Bathroom with Bath and Shower
 - Storage Throughout
 - Prime Barry Location

The Main Text

Welcome to Porthkerry Road, a spacious and beautifully presented five-bedroom semi-detached home in Barry, CF62 7EP. This versatile family home offers ample space across three floors, benefiting from a combination of modern finishes and traditional features that ensure a comfortable and stylish living experience.

Upon entry, you are welcomed by a practical entrance porch leading into the first reception room. This bright, airy space features generous storage cupboards, ideal for organising family essentials. The second reception room is positioned at the front of the property, bathed in natural light through a charming bay window. With its inviting fireplace and additional storage, this room provides a cosy yet elegant atmosphere, perfect for relaxation or entertaining.

The heart of the home lies in the contemporary kitchen, which boasts sleek white and grey gloss cabinetry complemented by grey-effect worktops. With ample storage and workspace, the kitchen is designed for functionality and style. Adjacent to the kitchen, an additional reception room offers flexible use as a study or utility area. This room provides access to a convenient downstairs toilet and the large, well-maintained back garden.

Moving upstairs, the first floor hosts three generously sized bedrooms, including the primary front bedroom with its bay window. A spacious family bathroom on this floor features a separate bath and shower, catering to the needs of the entire family.

The second floor reveals two additional bedrooms, each with character and one with a charming fireplace. A convenient storage cupboard on the landing adds to the home's practical appeal.

Outside, the rear garden is impressive in size and tiered. It features a blend of decking and lawn and is accessed via steps to the upper level. It is an ideal space for family gatherings, gardening, or simply enjoying the outdoors.

Additional Information
Household Income to be considered for referencing: £57,000+
Rental Amount: £1900
Deposit: £2192 x5 weeks
Option for 0% Deposit

Type of home: Semi-Detached House
Tenure: Freehold
EPC: D
Council tax band: D
Borough: Vale of Glamorgan

Please note: Applicants must have no active CCJs or IVAs to meet referencing criteria. Unfortunately, applications not meeting these standards may result in an unsuccessful reference check and forfeiture of the holding deposit.

Local Area
The local area around Porthkerry Road in Barry offers a welcoming community atmosphere and a variety of leisure options. Just moments away, Porthkerry Country Park provides a stunning natural escape with wooded trails, scenic picnic spots, and coastal views perfect for weekend walks and outdoor activities. Barry Island, a short distance away, offers vibrant seaside fun with sandy beaches, charming cafés, and scenic promenades, appealing to residents of all ages. Nearby, you'll find an array of shops, restaurants, and independent businesses, making daily errands and dining out convenient and enjoyable. With its natural beauty and lively community blend, the area is an ideal setting for those looking to enjoy the best of Barry's coastal lifestyle.

Schools
The local area is home to a range of excellent educational options, with schools offering a variety of curriculums and extracurricular activities. Families will find a choice of primary and secondary schools within proximity, catering to different age groups and providing a solid foundation for academic achievement. The schools in the area are known for their supportive learning environments and strong community involvement, helping children develop academically and socially. The schools focus on creating well-rounded students and are a great asset for families looking to settle in the area.

Local Transport
The local transport links around Porthkerry Road are highly accessible, providing easy connections to nearby and broader destinations. Barry town centre is within reach, offering regular bus services to surrounding areas. For those commuting further afield, the nearby train station provides direct routes to Cardiff and beyond, making it ideal for professionals or those who enjoy the convenience of quick city access. Additionally, the road networks are well-maintained, with good connections to major routes, ensuring smooth travel by car to nearby towns and attractions. Whether by bus, train, or car, the area offers a variety of transport options to suit every need.

Material Information Property Report
You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

NTSELAT Approved

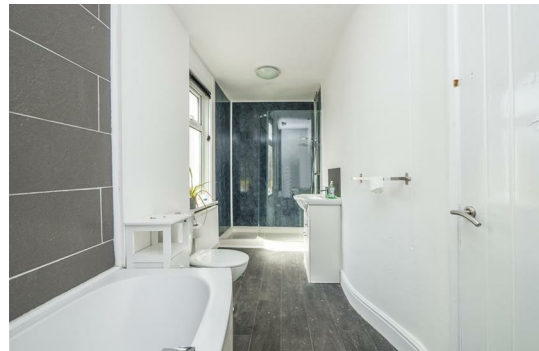
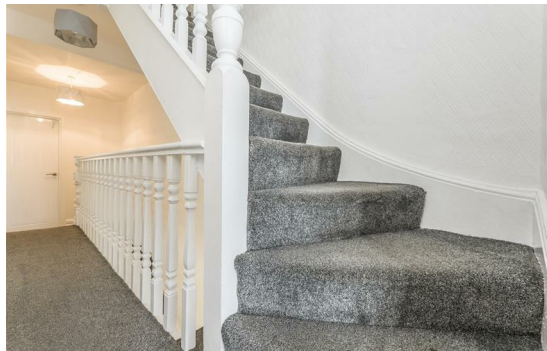
The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



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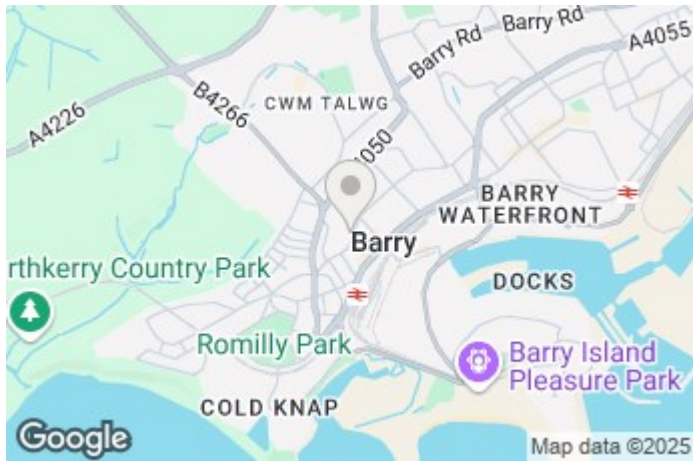
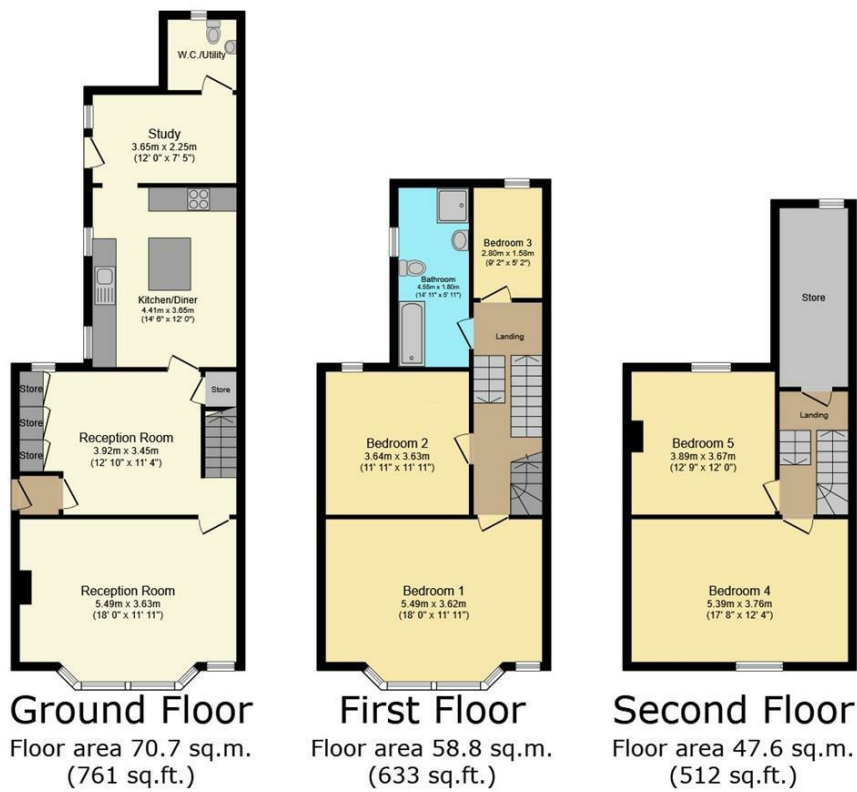
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The Floorplan

The Map



TOTAL: 177.1 sq.m. (1,906 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io