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8 Old Village Road
Barry, The Vale Of
Glamorgan, CF62 6RA

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Offers in Excess of
£699,995

Unique extended semi-detached four bedroom character home, located in the west end of Barry within the original 'Old Barry' village. Built in approximately 1850 and of local historic significance.

Outstanding, extended character home in delightful location

Entrance porch, large modern living room open plan to rear kitchen breakfast room, separate sitting room, dining room and study, utility room and downstairs cloakroom.

4 bedrooms, independent bathroom, shower room and en-suite shower room

Extensive parking to the front, lawned front garden and store shed

Large rear garden with sitting area and hot tub, lawns, covered sitting space with outdoor kitchen

2 Substantial recreational/ leisure buildings





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Half glazed stable door to entrance PORCH. DINING ROOM (14' x 14'1"), part of the original old cottages with exposed natural stonework, recessed fire with bread oven and wood burning fire, feature spiral staircase, beamed ceiling and double glazed window to front elevation. INNER HALLWAY with staircase to first floor and doors to LIVING ROOM (27'10" x 13'3"), terrazzo style flooring, exposed natural stonework, full length double glazed window to front, free standing contemporary wood burning fire and patio doors to rear. Open plan to KITCHEN (20' x 10'), range of fitted cupboards in black and chrome with granite worktops, stainless steel double bowl sink with twin mixer taps, island unit and breakfast bar, appliances include beaumatic twin ovens, gas hob and extractor, larder fridge, double glazed patio doors and window to rear garden. UTILITY ROOM (10'2" x 8'3"), matching cupboards and worktops, stainless steel sink, space and plumbing for washing machine, dishwasher

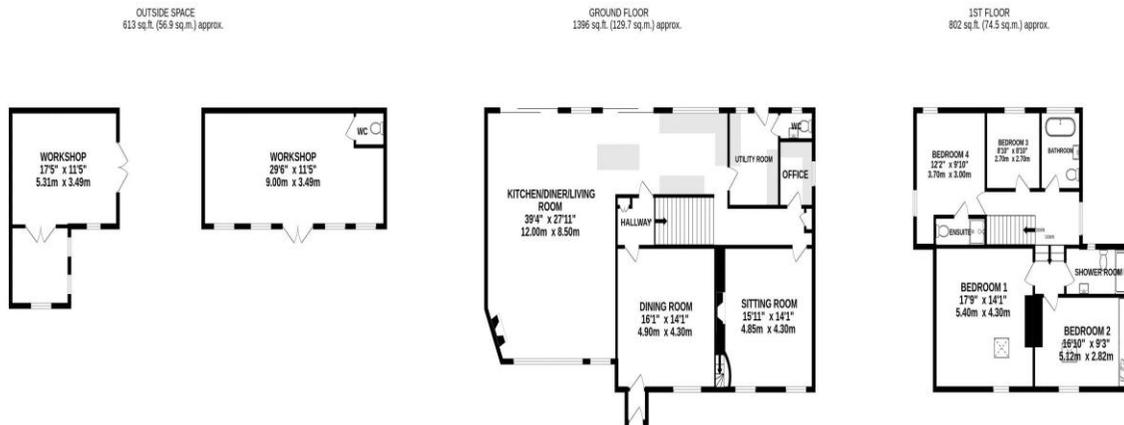
and fridge. CLOAKROOM (5'8" x 3'), white low level WC and wash hand basin with tiled splashback, frosted double glazed window, chrome heated towel rail.

Access from kitchen to SIDE HALL, herringbone patterned block floor, fitted cupboard and door to SITTING ROOM (14'1" x 14'), a cozy room with beamed ceiling, double glazed windows to front elevation, exposed natural stonework, recessed fireplace, bread oven and wood burning fire. STUDY (6'8" x 5'9"), fitted worktop, wall shelving and glazed rood light over.

LANDING (16'1" x 5'10" plus 6'4" x 3'10"), double glazed window to side elevation with roof light window over. MASTER BEDROOM (16'10" x 14'), a beautiful room with shuttered double glazed window to front elevation, loft hatch, exposed natural stonework and recessed fireplace. BEDROOM 2 (11'9" x 10'1"), double glazed windows to rear with additional corner window to front and side enjoying channel views. EN-SUITE SHOWER ROOM (8'2" x 3'), low level WC incorporating small wash hand basin and fully tiled shower cubicle with glazed entry door, chrome heated towel rail. Double BEDROOM 3 (11'10" x 9'2"), recessed cupboards, shuttered double glazed

window to front elevation with Velux over and loft hatch, original stone staircase leading to sitting room below. BEDROOM 4 (8'9" x 9'), double glazed window to rear garden. BATHROOM (8'9" x 6'6"), free standing 'Roca' bath with wall mounted tap and shower, wash hand basin with vanity drawers and low level WC, tiled floor and lower walls, frosted double glazed window and chrome heated towel rail. Separate SHOWER ROOM (10'9" x 4'7"), large fully tiled shower cubicle with glazed entry door, white low level WC and traditional wash hand basin on a chrome stand.

Wide, tarmacaded driveway/ parking area, secure general storage shed adjacent, stepped pathway to the front door with front lawn and herringbone pattern brick pavia driveway providing additional parking. Wide picket side gate to rear garden, paved sitting area adjacent to the rear of the house with timber framed storage shed and recess containing substantial, modern hot tub (which will remain if required). Steps up to rear lawns with mature shrubbery, a covered sitting area with outdoor kitchen and two substantial GARDEN STUDIOS, both attractive timber clad buildings, built to a residential standard approximately 30 m2 each. Ideal for a range of leisure/ hobby/ home office uses.



TOTAL FLOOR AREA: 2810 sq.ft. (261.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Turn off the A48 (between Bonvilston and St. Nicholas) onto the 5 mile lane. Follow this road to Barry. On reaching a large roundabout take the second exit onto Pontypridd Road. On reaching the next roundabout take the second exit (right) onto the A4050 (Park Crescent). On reaching the third roundabout take the third exit onto St. Nicholas Road. Travel a short distance turning next right onto Old Village Road where No. 8 lies on your right hand side.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band E
EPC Rating

Viewing strictly by appointment through
Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

