



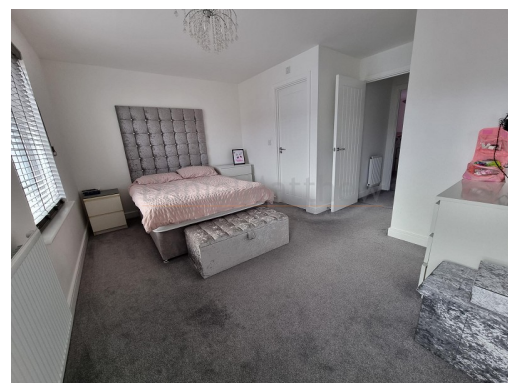
Ffordd Pentre, Barry. CF62 5DN

£375,000



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ESTATE AGENTS



Ffordd Pentre, Barry. CF62 5DN £375,000

Daniel Matthew are pleased to bring to the market this four bedroom town house. Comprising of hallway, playroom/home office, cloakroom and kitchen/dining room to first floor, landing lounge, bedroom three and bathroom to first floor and a further three bedrooms to the second floor with En-suite shower room to master bedroom. Benefiting from double glazing gas central heating two balconies with water views. Situated on the Quay side of Barry waterfront close to all local amenities including bus stops, doctors surgery and supermarket.. A short distance to Barry island seaside resort with its golden sandy beaches. Viewing's are highly



Entrance Hallway

Enter through door with glazed panel into hallway. High gloss ceramic tiled flooring. Radiator. Staircase rising to first floor with spindled balustrade under stairs storage and fitted carpet. Doors into :-

Cloakroom/w.c

Continuation of flooring. Close coupled WC and wash hand basin. Radiator.

Kitchen/Diner (17' 06" x 11' 11") or (5.33m x 3.63m)

High gloss ceramic tiled flooring. a range of base and eye level units with complementing work surfaces and matching island. Inset sink with mixer tap over. Built in oven and hob with extractor cooker hood over. Spaces for washing machine, fridge/freezer and dish washer. Space for dining table. window to rear with water views. French doors opening to a balcony seating area. Radiator.



Playroom/Study (16' 0" x 9' 09") or (4.88m x 2.97m)

This room has been partially converted from the original integral garage.

Landing

Fitted carpet, staircase rising to second floor., Doors into :-

Lounge (17' 06" x 12' 02") or (5.33m x 3.71m)

Fitted carpet, neutral decor. Radiator. French doors opening to balcony with uninterrupted water views.



Bedroom Three (10' 02" x 10' 01") or (3.10m x 3.07m)

Fitted carpet, window to front. Radiator. Built in wardrobe.

Bathroom (9' 11" x 6' 06") or (3.02m x 1.98m)

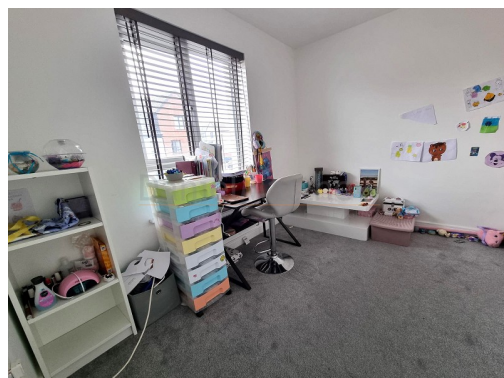
A three piece suite in white. Comprising of close coupled WC, pedestal wash hand basin and a panelled bath. Partially tiled walls.

Upper floor landing

Fitted carpet. Doors into :-

Master Bedroom (13' 11" x 9' 07") or (4.24m x 2.92m)

Fitted carpet, neutral decor. Radiator. window to front. Built in wardrobes. Door into :-



En Suite

Close coupled WC, pedestal wash hand basin and a double shower cubicle with shower running from the mains. Partially tiled walls. Radiator, extractor fan.

Bedroom Two (12' 0" Max x 8' 06" Min) or (3.66m Max x 2.59m Min)

Fitted carpet, neutral decor. Radiator. French door opening to a Juliet balcony to rear with water views.

Bedroom Four (12' 0" x 8' 06") or (3.66m x 2.59m)

Fitted carpet, French door opening to Juliet balcony. Radiator.

Outside

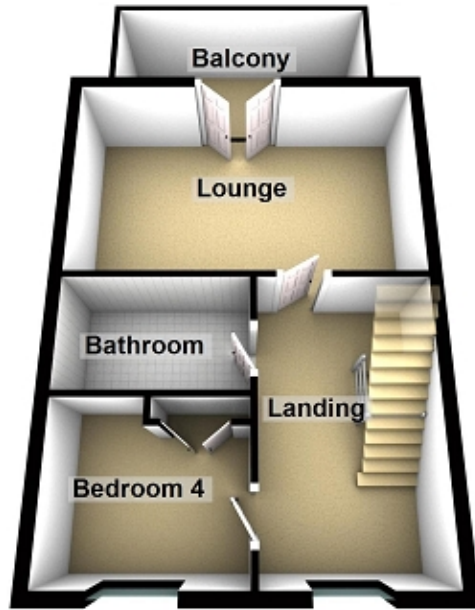
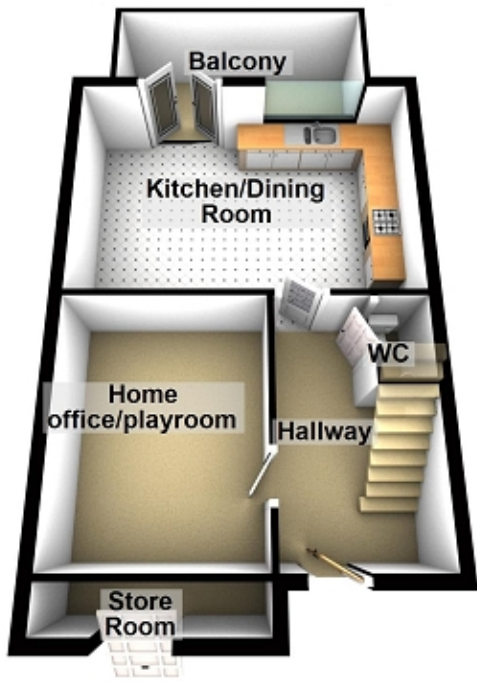
Off road parking. side access to front. up an over door into storage space.


Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

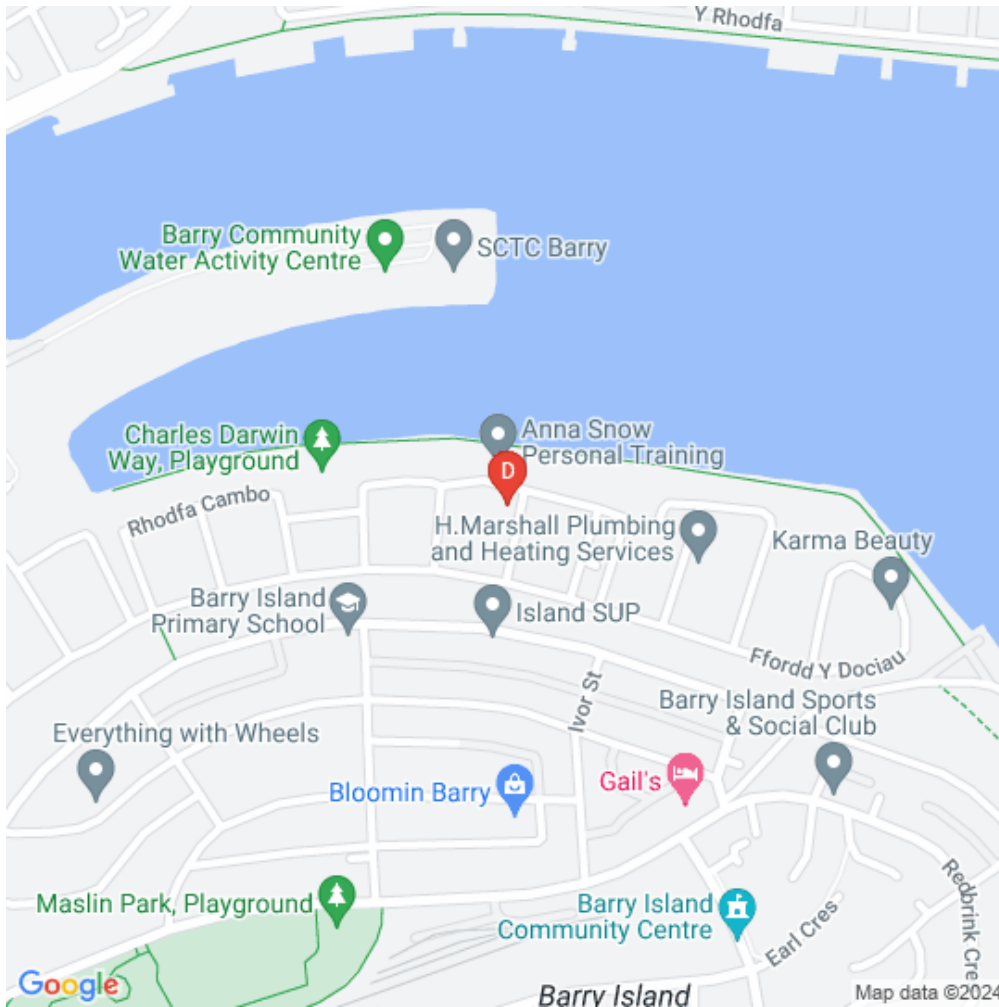
Tenure

The resale tenure for this property is Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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