



66 Ffordd Pentre
Barry, CF62 5DP
Price Guide £335,000

HARRIS & BIRT



PRICE GUIDE £335,000 TO £345,000

An excellent opportunity to purchase this three bedroom townhouse situated on the popular waterfront development in Barry. The accommodation briefly comprises; entrance hall, kitchen/dining room, WC, and study/bedroom four to the ground floor. To the first floor is the master bedroom with an en suite and a good sized living room. The second floor offers two further double bedrooms and a family bathroom. There are two off road allocated parking spaces to the rear and a courtyard rear garden.

The property is situated on the popular waterfront development and is within a short stroll of the beach and Barry Island's many local amenities including supermarkets, leisure facilities, schooling for all ages, restaurants and railway station. Furthermore the property is within walking distance of the Knap Gardens and lake, pebble beach, Watch Tower Bay, Romilly Park, coffee shops and cafés. Easy access to the main road network brings major centres within comfortable commuting distance including the capital city of Cardiff, Swansea, Bridgend, Llantrisant etc.

- Three/Four Bedroom Townhouse
- Open Plan Kitchen/Dining Room
- Two Off Road Parking Spaces
- Close to Local Amenities
- Situated On The Waterfront
- Modern Bathrooms
- Popular Location
- EPC Rating - B

Accommodation

Ground Floor

Entrance Hall 4'2 x 4'11 (1.27m x 1.50m)

The property is entered from the front via solid front door with obscure glazed panel into entrance hall. Wood effect LVT flooring. Radiator. Pendant ceiling light. Space for coats. Door to kitchen/diner.

Kitchen/Dining Room 13'1 x 20'8 max (3.99m x 6.30m max)

Modern fitted kitchen with features to include; range of wall and base units finished in high gloss cream with wood effect worksurfaces over and matching upstands. Inset 1.5 bowl sink with curved mixer tap and draining grooves. Countertop four ring gas hob with brick effect tiled splashbacks and wall mounted electric extractor hood over and electric oven under. Integrated fridge/freezer behind matching decor door. Undercounter integrated dishwasher behind matching decor door. Undercounter integrated Electrolux washer/dryer behind matching decor door. Wood effect LVT flooring. Pendant ceiling light. Opening through to dining area with space for table and chairs and French doors opening onto front terrace. Radiator. Decorative pendant ceiling light. Understairs storage cupboard.

Rear Hall 4'6 x 14' (1.37m x 4.27m)

Part glazed door from rear garden into the rear hall. Recessed double coats cupboard containing Ideal Logic gas combination boiler. Wood effect LVT flooring. Radiator behind decorative radiator cover. Stairs to first floor. Doors to ground floor rooms.

Study/Bedroom Four 6'2 x 9'4 (1.88m x 2.84m)

Window overlooking rear garden. Continuation of wood effect LVT flooring from hall. Radiator. Pendant ceiling light.

WC 2'10 x 5'7 (0.86m x 1.70m)

Two piece suite in white comprising low level dual flush WC. and pedestal wash hand basin with mixer tap and tiled splashback. Continuation of wood effect LVT flooring from hall. Radiator. Pendant ceiling light. Extractor fan.

First Floor

Landing 3'3 x 9' (0.99m x 2.74m)

Half turn stairs from ground floor onto first floor landing. Fitted carpet. Radiator. Pendant ceiling light. Stairs to second floor. Doors to all first floor rooms.

Living Room 13'1 x 12' (3.99m x 3.66m)

French doors with inset fitted blinds opening to Juliette balcony with rail, overlooking the front offering waterside views. Further window to front with inset fitted blinds. Fitted carpet. Radiator. Pendant ceiling light.

Master Bedroom 13'1 x 10'4 (3.99m x 3.15m)

Two windows overlooking rear. Fitted carpet. Radiator. Pendant ceiling light. Door to en suite.

En Suite 5'2 x 7'3 (1.57m x 2.21m)

Modern fitted suite with features to include; full width tiled shower cubicle with Mira electric shower and sliding door. Pedestal wash hand basin with mixer tap and tiled splashback. Low level dual flush WC. Wood effect vinyl flooring. Radiator. Pendant ceiling light. Extractor fan.

Second Floor

Landing 3' x 6'2 (0.91m x 1.88m)

Half turn stairs from first floor onto second floor landing. Fitted carpet. Loft access hatch. Radiator. Pendant ceiling light.

Bedroom Two 13'1 x 13'2 (3.99m x 4.01m)

Two windows with plantation style shutters overlooking the rear. Fitted wardrobes with mirrored sliding doors. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three 13'1 x 11'10 (3.99m x 3.61m)

Two windows with plantation style shutters overlooking the front offering waterside views. Recessed storage cupboard with shelving. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 5'11 x 6'5 (1.80m x 1.96m)

Modern three piece suite in white comprising panelled bath with wall mounted, mains connected shower, pedestal wash hand basin with tiled splashback and mixer tap, and low level, dual flush WC. Wood effect floor. Part tiled walls. Radiator. Ceiling spotlights. Extractor fan.

Outside

The property is entered at the front from the waterside via wrought iron gate into the paved front terrace with a dwarf brick wall and wrought iron railing boundary, being a perfect spot for a bistro table and chairs. To the rear is a pedestrian gate offers access into a paved courtyard garden enclosed by fencing to all sides. The property enjoys the benefit of two allocated off road parking spaces to the rear.

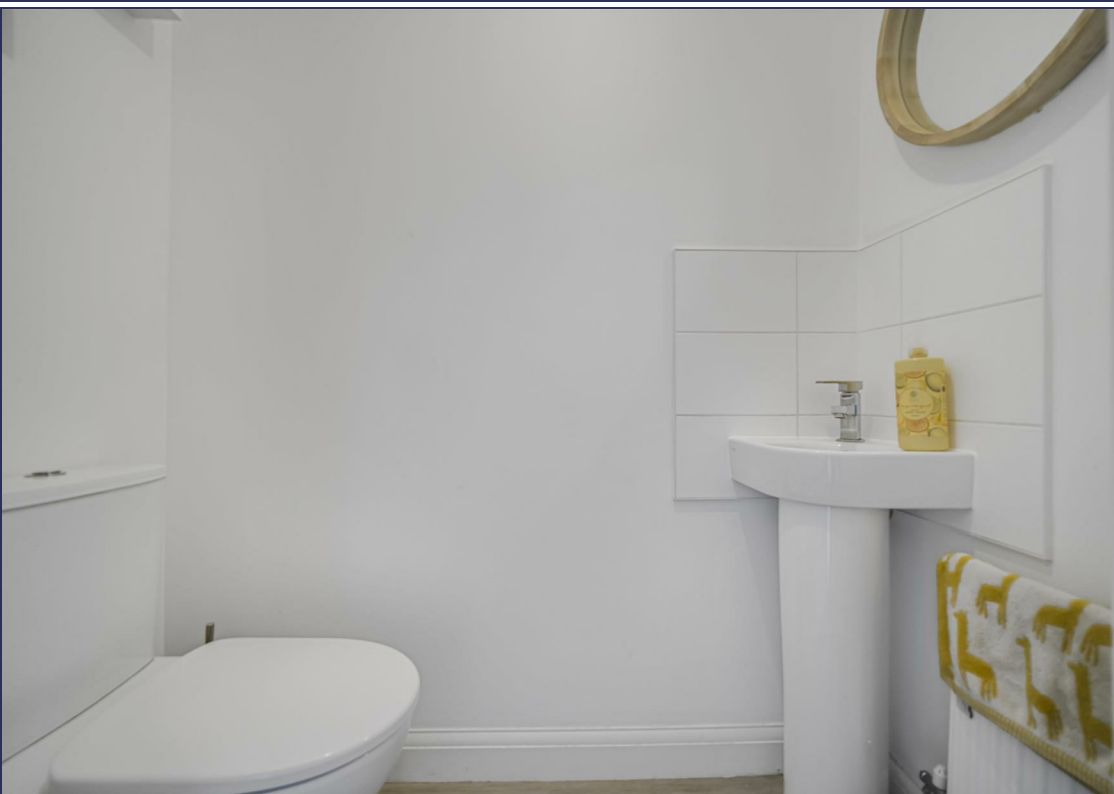
Services

All mains services connected to the property. Gas central heating via combination boiler housed to cupboard in the hall. UPVC double glazing throughout. Estate charge approx. £138 a year.

Directions

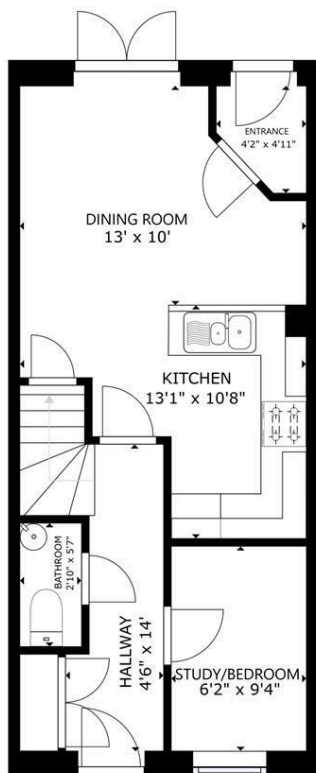
From the Weycock Cross roundabout at the end of the formerly known "Five Mile Lane" take the second exit onto Pontypridd Road. At the next roundabout take the second exit into Park Crescent and at the next roundabout take the third exit staying on A4050. Go past The Ship on our right hand side and follow the road around onto Harbour Road. At the traffic lights, turn left going under the railway bridge and onto Ffordd Y Mileniwm. At the second set of traffic lights turn left onto Ffordd Y Dociau. Travel along this road for about half a mile and take the left hand turning into Ffordd Pentre. Follow the road in and take your next left where number 66 is on your right hand side.



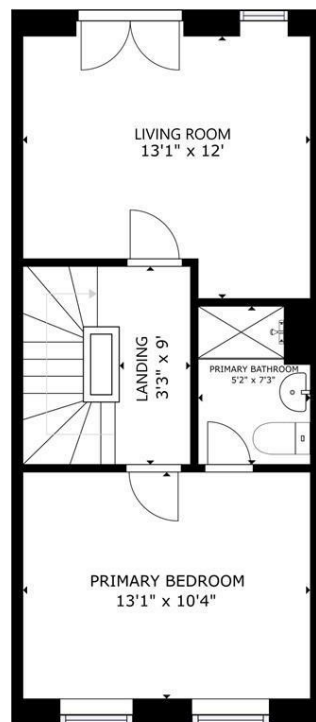




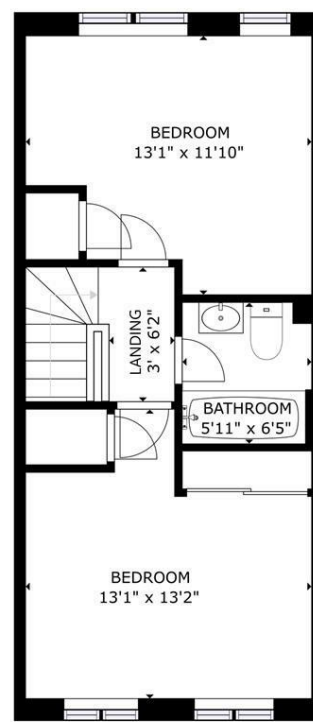




FLOOR 1



FLOOR 2



FLOOR 3

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GROSS INTERNAL AREA
FLOOR 1: 413 sq ft, FLOOR 2: 414 sq ft, FLOOR 3: 407 sq ft
TOTAL: 1234 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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