



Ffordd Penrhyn, Barry. CF62 5DJ  
Offers In Excess Of £205,000



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DanielMatthew  
ESTATE AGENTS



## **Ffordd Penrhyn, Barry. CF62 5DJ** **Offers In Excess Of £205,000**

Daniel Matthew are pleased to offer to market this mid terraced property. Comprising of Hallway, open planned kitchen/living room and WC to ground floor. Landing two bedrooms and a family bathroom to first floor. Benefiting from double glazing and gas central heating. Enclosed rear garden and allocated parking space. Situated on the Quays side of Barry waterfront a short distance to Barry Island seaside resort with its golden sandy beaches and its train station offering easy access to Barry town and Cardiff city centre with all the amenities they have to offer. Viewing's are highly recommended to fully appreciate. Call 01446 502806 to



## Entrance

Enter through a composite door with glazed panels into hallway. Radiator. Staircase rising to first floor with fitted carpet. Door into :-

## Open Plan Kitchen / Lounge (22' 03" x 11' 11" ) or (6.78m x 3.63m)

Wood effect laminate flooring. The kitchen area has a range of base and eye level unit with complementing work surfaces and matching breakfast bar. Inset sink with mixer tap over. Built in electric oven and four ring burner gas hob with extractor fan over. Spaces for washing machine and fridge/freezer. Window to front. Open planned into living room. Continuation of flooring and neutral decor. French doors opening to rear garden. Radiator. Door into :-

## Cloakroom/w.c

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

## Landing

Fitted carpet. Flat plastered ceiling with loft access. Doors leading into :-

## Bedroom One (12' 02" Max x 8' 05" Max) or (3.71m Max x 2.57m Max)

Fitted carpet, radiator. Window to rear.

## Bedroom Two (12' 01" x 7' 10" ) or (3.68m x 2.39m)

Fitted carpet, radiator. Two windows to front elevation.

## Bathroom

Vinyl flooring. A three piece suite in white comprising of close coupled WC, pedestal wash hand basin and panelled bath with shower over. Radiator. Tiling to splash backs.

## Outside

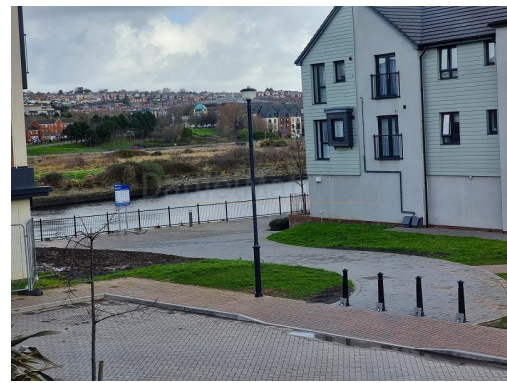
The front has on allocated parking space. Enclosed rear garden. Mainly laid to lawn. Has gate giving rear access. Garden shed to remain.

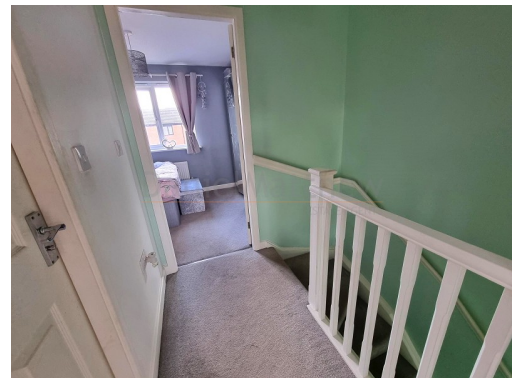
## Services


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+) <b>A</b>		<b>99</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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