



£365,000

Ffordd Pentre, Barry

Terraced House | 4 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Spacious four-bedroom townhouse
- Sun-drenched south-facing rear garden
- Extended side patio – perfect for relaxing and enjoying the views
- Two private allocated parking spaces
- Stunning waterfront outlook
- Energy-efficient with EPC Rating B
- Generous accommodation arranged over three floors
- Prime location near Barry Island Beach and The Goodsheds

## Property Description

Botham Williams are thrilled to present this beautifully appointed three-storey townhouse, located within the sought-after Waterfront development completed in 2019. Still under NHBC warranty, this home blends sleek modern design with a relaxed coastal aesthetic that perfectly echoes its waterside setting.

## Main Particulars

Just moments from Barry Island beach, The Goodsheds, and a range of local amenities including schools, healthcare services, and independent shops, the location offers a vibrant lifestyle with everything close at hand.

The current owners have made some thoughtful enhancements to the property, including the installation of air conditioning for year-round comfort and the removal of the original porchway into a stunning open-plan kitchen. This reimagined space now features a stylish central island which is ideal for entertaining or casual family meals whilst making the most of the beautiful waterfront views.

### Ground Floor

Kitchen/Diner – 6.07m x 3.93m A beautifully light and generously proportioned open-plan kitchen and dining space, thoughtfully designed with sleek white gloss cabinetry, warm oak worktops, and matching laminate oak flooring that adds a touch of natural elegance. The kitchen is fully equipped with integrated appliances including a fridge freezer, washing machine, tumble dryer, and dishwasher. French doors open onto a charming front terrace, offering tranquil water views and a seamless indoor-outdoor flow. Additional features include under-stair storage, air conditioning and a radiator.

Hallway – 4.1m x 1.3m Rear access via composite door to the garden and private parking for two vehicles. Includes stairs to the first floor, a storage cupboard, vinyl flooring, and a radiator.

Downstairs WC – 1.6m x 0.9m Fitted with a low-level WC, corner wash basin, radiator, and extractor fan.

Bedroom Four – 2.8m x 1.8m A versatile single bedroom with rear-facing uPVC window, wood effect laminate flooring and radiator; ideal as a guest room or home office.

### First Floor

The landing is finished with elegant wood-effect laminate flooring that seamlessly continues into both the lounge and master bedroom, creating a cohesive and stylish flow throughout the first floor. It also provides access to the second floor and includes a radiator for added comfort.

Lounge – 3.92m x 3.58m A tranquil and elegantly styled living area, flooded with natural light through a front-facing uPVC double-glazed window that frames sweeping views of the water and surrounding landscape. The wood-effect laminate flooring flows seamlessly from the landing, enhancing the sense of continuity and cohesion throughout the home.

The main bedroom offers a peaceful rear aspect with uPVC windows overlooking the garden. It's finished with wood-effect flooring that continues from the landing, creating a cohesive look throughout the first floor. The room includes a radiator, built-in air conditioning for added comfort, and a private en-suite for everyday convenience.

En-Suite – 2.1m x 1.5m Includes a low-level WC, pedestal basin, and spacious shower cubicle.. Also features a radiator and extractor fan.

## Second Floor

The landing continues the consistent design of the home with matching wood-effect laminate flooring, creating a seamless flow between spaces. From here, you'll find access to the boarded loft, two well-proportioned bedrooms, and the family bathroom.

Bedroom Two – 3.93m x 3.08m A spacious double bedroom featuring rear-facing uPVC windows that bring in plenty of natural light. Finished with wood-effect laminate flooring, the room also includes a radiator and built-in air conditioning.

Bedroom Three – 3.94m (max) x 3.70m Another generously sized double bedroom positioned at the front of the property, featuring a uPVC window and double doors that open onto a Juliet balcony that frame picturesque views of the water and surrounding hills. The room is finished with wood-effect laminate flooring and includes a built-in storage cupboard for added practicality.

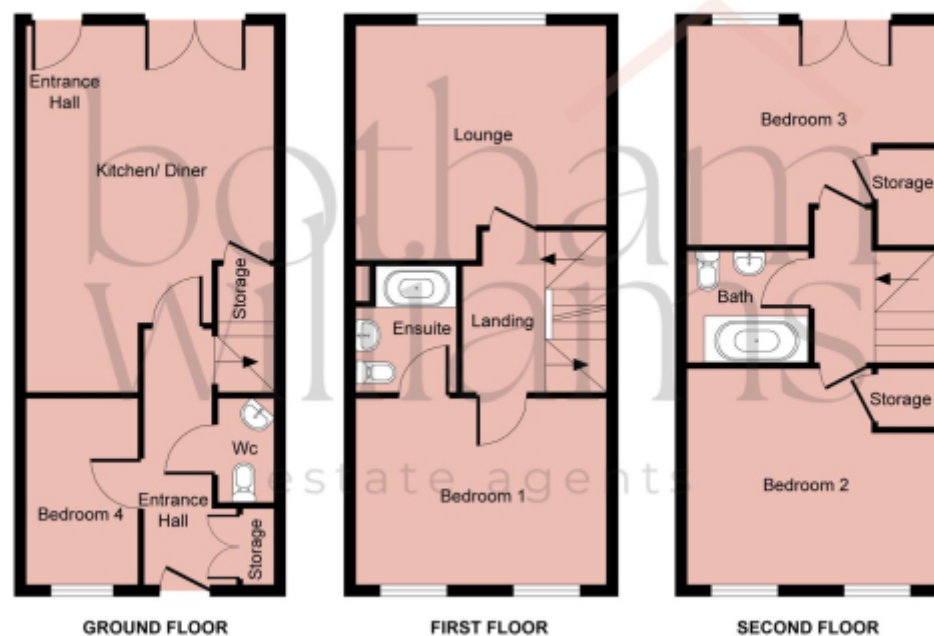
Family Bathroom – 1.95m x 1.79m Beautifully appointed bathroom featuring a stylish panelled bath with overhead shower, a classic pedestal basin, and a low-level WC. The space is enhanced by sleek tiled flooring, a wall-mounted radiator and an efficient extractor fan. A side-facing opaque window allows natural light while maintaining privacy.

## Exterior

A stunning waterside terrace that gracefully wraps around the side of the property, offering an exceptional expanse of outdoor space. Perfectly positioned for enjoying your morning coffee or evening unwind while soaking in the scenic views. Finished with stylish wood-effect porcelain tiles and fencing.

Rear Garden Enjoy A private, south-facing garden that captures the sun throughout the day. Thoughtfully designed for low maintenance, it features a rear access gate leading directly to the property's allocated parking spaces.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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