



£295,000

27 Ffordd Pentre, Barry

Terraced House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Energy-efficient with EPC Rating B
- Generous accommodation arranged over three floors
- Prime location near Barry Island Beach and The Goodsheds
- Larger than average rear garden
- Three bedrooms
- Allocated parking space



## Property Description

A beautifully presented three-bedroom family home located in the highly sought-after Barry Waterfront development. Finished to a high standard throughout, this property offers contemporary living, generous room sizes and a stylish landscaped garden, perfect for families or professionals looking for a move-in ready home near local amenities, schools, and excellent transport links.

## Main Particulars

Located within the popular Barry Waterfront development, this modern three-bedroom home offers stylish interiors, generous proportions and thoughtfully arranged accommodation over three floors. The property is perfectly suited for families or professionals seeking a contemporary, low-maintenance home close to local amenities, well-regarded schools and excellent transport links.

The ground floor features a bright kitchen and dining area, a convenient WC, and a welcoming lounge that opens onto the rear garden, all finished with Herringbone LVT flooring throughout to create a stylish and cohesive living space ideal for everyday life and entertaining.

The first floor offers a spacious second bedroom, a well-presented third bedroom and the family bathroom, all arranged to create a comfortable and practical layout for family life.

The second floor is dedicated to an impressive master bedroom with generous storage and its own en-suite, offering a private and peaceful retreat.

### Ground floor

#### Entrance

You enter the property through a smart composite front door into a welcoming hallway with space for coats and shoes. From here, stairs rise to the first floor, and a door leads directly into the kitchen and dining area.

#### Kitchen / Dining Room – 5.29m x 3.21m

The property opens into a bright and modern kitchen-dining area fitted with an integrated fridge-freezer, oven, dishwasher and a four-ring gas hob with extractor above. The boiler is neatly enclosed within a cupboard, maintaining a clean look to the space. A breakfast bar creates an ideal spot for casual dining, while the dining area offers ample room for a family table.

Lounge – 4.24m x 3.51m

The lounge provides a comfortable and inviting living space, complete with spotlights, a contemporary column radiator and double doors that open directly onto the rear garden, allowing natural light to flow through the room and creating a seamless transition to outdoor living.

WC - 1.7 x 0.9m

The suite includes a close-coupled WC and a pedestal wash hand basin. A wall-mounted radiator provides heating, while ceramic tiled splashbacks add a clean, modern finish.

Master Bedroom – 6.92m x 3.17m

The impressive master bedroom spans the depth of the house and located on the top floor, featuring carpeted flooring, a front facing window and rear facing sky light as well as two built-in wardrobes. The room also provides access to a loft area with extensive eaves storage along the rear wall, offering valuable additional space. Leads into:

En-Suite – 2.70m x 1.40m

Serving the master bedroom, the en-suite bathroom includes tiled walls and flooring, a shower cubicle, pedestal sink, WC, a wall-mounted radiator and a rear facing skylight for natural ventilation.

Bedroom Two – 3.58m x 3.52m

This generous second double bedroom includes a rear-facing window, fitted carpet and excellent storage with a triple built-in wardrobe and an additional cupboard, making it both practical and spacious.

Bedroom Three – 2.18m x 3.30m

Currently used as a nursery, this bedroom features LVT flooring and a front-facing window with a radiator beneath. It is versatile enough to serve as a child's room, home office or guest space.

Family Bathroom – 2.17m x 1.88m

The family bathroom is finished with tiled walls and floors and includes a thermostatic shower over the bath, a pedestal sink, WC and a built-in shelf, offering convenience and a modern finish.

## Exterior

Two allocated parking spaces to the front.

The rear garden has been designed for easy maintenance and year-round enjoyment, featuring a patio area, artificial grass and raised planters framed with railway sleepers. A shed provides useful outdoor storage, while additional benefits include an outdoor tap, external power sockets and a rear gate giving access to the lane. The garden is fully enclosed with fencing for privacy and security.





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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