

# The Overview

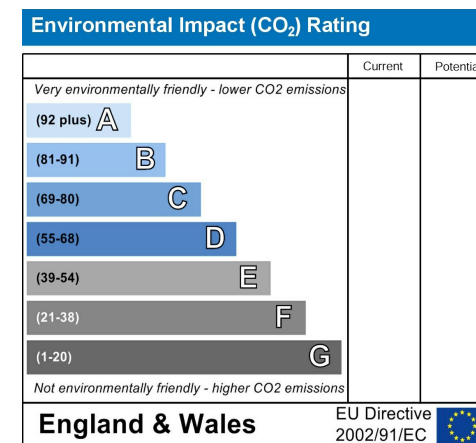
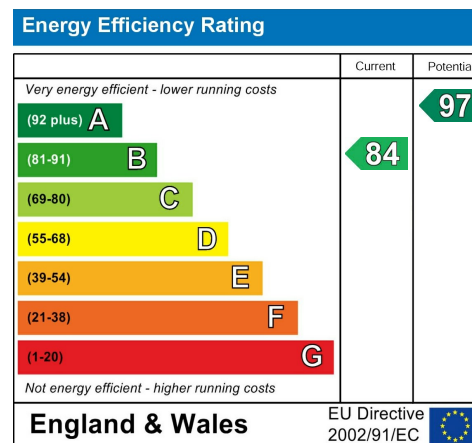
**Property Name:**  
**12 Ffordd Pentre**  
**Barry**  
**CF62 5DN**

**Price:**  
**£240,000**

**Qualifier:**  
**Asking price**



# The EPC



## The Bullet Points

- Modern white and grey kitchen
- Low-maintenance sunny garden
- Generously sized double bedrooms
- Ample storage throughout
- Close to the Beach
- Spacious open-plan living/dining area
- Convenient downstairs WC
- Ensuite shower room
- Contemporary design
- Sought-after location



12 Ffordd Pentre, Barry, CF62 5DN

# The Main Text

Welcome to Ffordd Pentre Barry, CF62 5DN, a contemporary two-bedroom end terrace new build that seamlessly blends modern living with comfort. As you step through the front door, you are greeted by an inviting entrance hall boasting a spacious feel, accentuated by a large opening to the right leading into the sleek and stylish white and grey kitchen.

Convenience meets functionality with a generously sized storage cupboard near the front door, ensuring ample space for all your belongings. Additionally, a downstairs WC offers added convenience for guests and residents alike.

Continuing through the property, you'll discover the heart of the home—an open-plan living room/diner, offering a versatile space perfect for entertaining or relaxing. The under-the-stair space provides an ideal space for additional storage, maximizing the functionality of the living area. Large patio doors beckon you towards the low-maintenance sunny garden, seamlessly integrating indoor and outdoor living spaces and flooding the interior with natural light.

Ascending the stairs, you'll find two spacious double bedrooms, each offering a tranquil retreat for rest. One of the bedrooms boasts an ensuite shower room with a toilet, sink, and ample storage space, providing privacy and convenience for its occupants.

The well-appointed family bathroom, featuring a bath, sink, and toilet, completes the upper level. It is perfect for unwinding after a long day.

Situated in a desirable location, Ffordd Pentre Barry offers the perfect blend of modern living, comfort, and convenience, making it an ideal place to call home. Don't miss your opportunity to make this contemporary haven yours. Contact us today to arrange a viewing.

## Additional Information

Type of home- End of Terrace House

Tenure- Freehold

EPC Rating- B

Council tax band- D

Borough- Vale of Glamorgan

## The Local Area

Located in the vibrant community of Ffordd Pentre, this property enjoys the best of both worlds – tranquility and convenience. Nestled within easy reach of local amenities, residents can explore nearby shops, cafes, and restaurants, catering to every need and taste. Nature enthusiasts will appreciate the proximity to parks, green spaces, and beaches, perfect for strolls or picnics on sunny afternoons. Families will be surrounded by reputable schools and childcare facilities, ensuring quality education for little ones. With excellent transport links connecting the area to neighbouring towns and cities, commuting is a breeze, making this locale an ideal choice for professionals and families. Whether you're seeking relaxation or adventure, Ffordd Pentre Barry offers a welcoming and vibrant community atmosphere to call home.

## Schools

The schools nearby are renowned for their commitment to academic excellence and holistic development. Families residing in this area have access to top-rated primary and secondary schools, providing quality education for students of all ages. With dedicated teachers, modern facilities, and a nurturing learning environment, these schools prioritize each student's needs and talents. Parents can rest assured that their children receive a comprehensive education that prepares them for success. Additionally, the close-knit community fosters a supportive network among parents and educators, enhancing the overall educational experience. Whether it's primary, secondary, or specialized education, the schools in Ffordd Pentre Barry offer a strong foundation for students to thrive academically and personally.

## Local Transport

Local transport options near Ffordd Pentre provide convenient connectivity for residents to explore the surrounding areas easily. A network of bus routes serves the community, offering reliable and frequent services to nearby towns and city centres. For those commuting further afield, the area benefits from proximity to major roadways, including the M4 motorway, facilitating efficient travel by car. Additionally, nearby train stations provide convenient access to regional and national rail networks, ideal for commuters and leisure travellers. Whether you're heading to work, school, or planning a day out, the diverse transportation options ensure seamless and hassle-free journeys for residents of Ffordd Pentre Barry.

## Key Information

### Water:

What is the nature of the property's water supply? Welsh Water

Does the water source originate from a private well, and if so, what are the maintenance requirements and water quality standards? No

Are there any additional costs associated with maintaining the water supply? Standard costs with Welsh water

### Heating:

What is the nature of the property's heating supply? Combi Boiler

Is the property linked to the main gas line, or does it rely on an LPG heating system? Main Gas

What are the evaluation requirements and potential costs associated with the heating system? Standard cost with a supplier

### Electric:

What is the nature of the property's electricity supply? Mains electric

Does the property operate independently of the national grid and rely on a generator for power? No

What are the evaluation requirements and potential costs associated with the electricity supply? Standard cost with a supplier

### Sewerage:

What is the nature of the property's sewerage supply? Mains sewerage

Does the property use septic tanks or cesspits, and what are the maintenance requirements? No

What are the costs associated with different sewerage providers, and are there any registration and record-keeping requirements for septic tanks? N/A

### Broadband:

What is the nature of the property's broadband supply? There are BT Openworld and Netomnia fibre connections (high speed).

Is a broadband connection available, or will there be additional costs for establishing a connection? Yes, at a cost to the owner.

There are BT Openworld and Netomnia fiber connections (high speed).

### Parking:

What is the availability of parking for the property? Two parking spaces at the front of the property

Are there additional costs associated with parking, such as the need for parking permits? No

### Rights and Restrictions:

Are there any rights or restrictions for the property? No

Are there any private rights of way associated with the property? A right of way is involved with the path in front and at the side of the house to allow neighbours to access their back gardens.

Are there any public rights of way affecting the property? No

Is the property listed, and if so, what restrictions apply? No

Are there any other specific restrictions that apply to the property? No

### Risks:

Are there any risks associated with the property? No

Has the property experienced flooding in the last five years? No

Are there flood defences in place for the property? Unknown

What is the source of any potential flooding risk? Unknown



**RE/MAX**  
Estate Agents

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# The Photographs

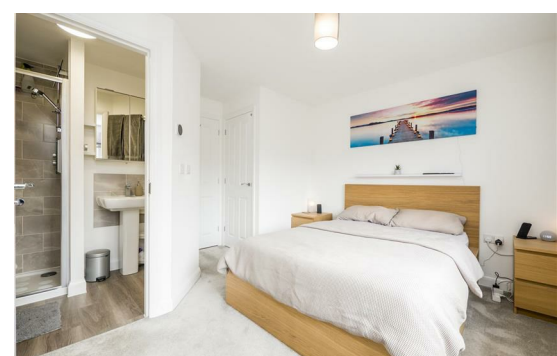
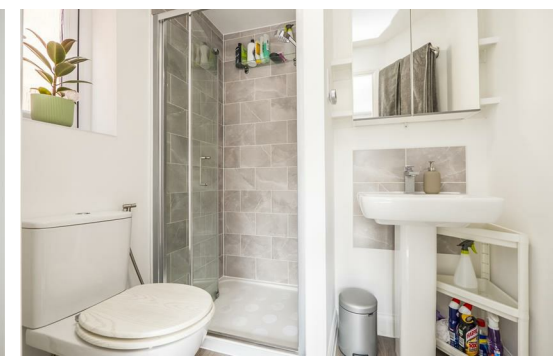
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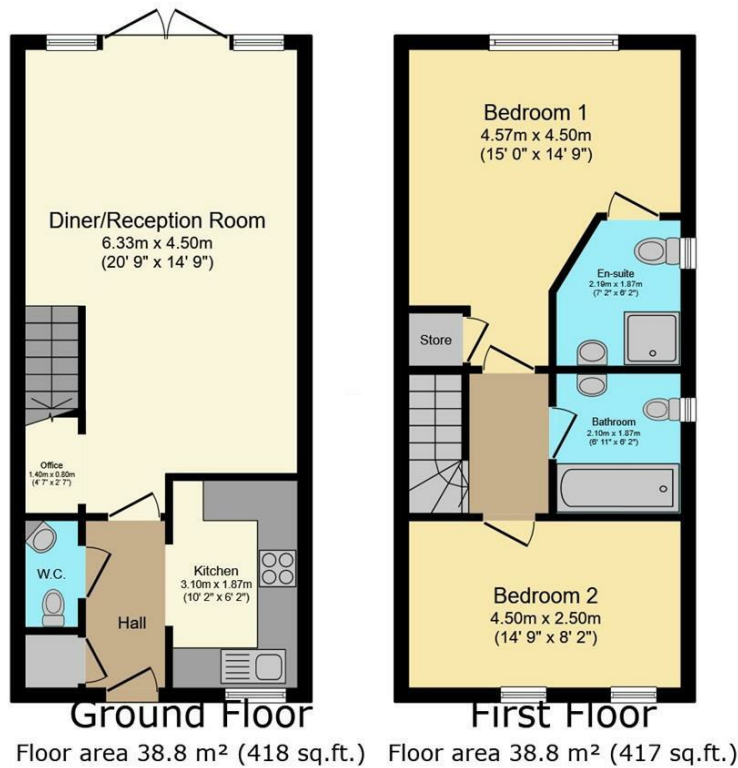
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TOTAL: 77.6 m<sup>2</sup> (835 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

