







## 3 Clos Pentre

Barry, Barry

Ideal first time buy - two double bedrooms and off road parking  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- IDEAL FIRST TIME BUY
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS WC PLUS FIRST FLOOR BATHROOM
- MODERN KITCHEN; OFF ROAD PARKING FOR 2
- CLOSE TO RAIL LINKS, WATERFRONT AND BEACHES
- 5 YEARS LEFT OF NHBC WARRANTY
- EPC B83







### Entrance Hall

Accessed via composite front door. Well presented with laminate floor, smooth walls and ceiling. Radiator. Carpeted stairs to the first floor. Open access to the kitchen plus internal doors to WC / cloaks and living room.

### WC

With continuation of the laminate floor, a white suite comprising close coupled WC with button flush and wash hand basin set into vanity unit. Radiator. Opague uPVC window to front. High level fuse box. Extractor.

### Kitchen

9' 11" x 6' 1" (3.02m x 1.85m)  
Beautiful kitchen with a good range of eye level and base units and complementing work surfaces with one and a half bowl sink unit. Inset gas hob with electric oven under and cooker hood over. Space for appliances as required. Front aspect window and inset ceiling lights. Concealed boiler. Laminate floor.

### Lounge

13' 1" x 12' 3" (3.99m x 3.73m)  
Beautifully presented with laminate floor and double opening doors onto the enclosed rear garden. Radiator. Under stair storage cupboard.

### Landing

Carpeted with loft hatch and matching doors to two bedrooms and bathroom. Radiator.

### Bathroom

6' 4" x 6' 2" (1.93m x 1.88m)  
White suite comprising panelled bath with thermostatic shower over, close coupled WC with button flush and matching wash basin. Fully tiled walls and floor. Radiator. Shaver point. Extractor.

### Bedroom One

13' 1" x 8' 5" (3.99m x 2.57m)  
Measurements include depth of wardrobes. Carpeted







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### **GARDEN**

Enclosed and well maintained rear garden with pedestrian access and outside tap. Shed to remain. Patio area and pathway as well as a level lawn. Enclosed with fencing.

### **OFF STREET**

2 Parking Spaces

Side by side parking directly in front of the property for 2 cars





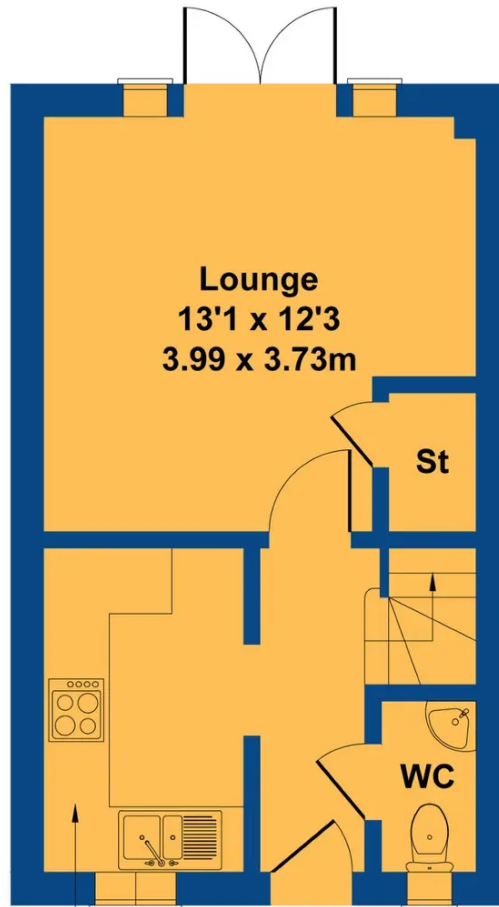




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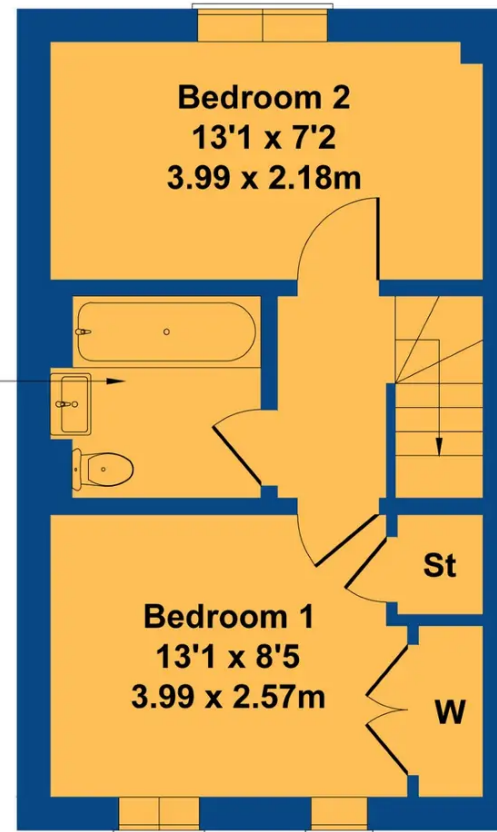
Approximate Gross Internal Area  
592 sq ft - 55 sq m

Bathroom  
6'4 x 6'2  
1.93 x 1.88m



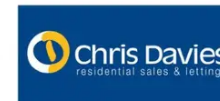
Kitchen  
9'11 x 6'1  
3.02 x 1.85m

**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.







## Chris Davies Estate Agents

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