



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



6 Ffordd Pentre, Barry CF62 5DN £330,000 Freehold

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING B

SEMI DETACHED..... A fabulous opportunity to acquire this beautifully presented modern semi detached property, conveniently located at the Quays, at Barry Waterfront. A Barrett constructed property, The property is a three bedroom home and viewing is essential to appreciate. It briefly comprises, entrance hallway, w.c. cloakroom, kitchen/dining area, living room, to the first floor:- three bedrooms, master en-suite with a family bathroom. To the front paved pathway leading to a composite front door. Laid lawn area to the side with established shrubbery. Access to double drive. To the rear a level enclosed garden with laid Astro turf lawn, and a paved patio area, side access from the garden directly allowing access to your drive. The property provides easy access to all amenities near buy.



FRONT

Laid Lawn to the side, established shrubbery. Block paving pathway leading to composite double glazed obscured glass front door into entrance hallway. Two car driveway to the side.

Entrance Hallway

6'03 x 12'11 (1.91m x 3.94m)

Smoothly plastered ceiling. Smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiator. Composite front door with glass insert obscured. Wooden doors leading to living room and kitchen / dining area. Access to storage. Double doors to further storage. A wooden door leading through to W.C. cloakroom. Fitted carpet staircase leading to the first floor landing.

Living Room

10'01 x 16'02 (3.07m x 4.93m)

Smoothly plastered ceiling with pendant lights. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed windows to the front and side elevations. Wooden door leading through to the entrance hallway.

Kitchen / Dining Room

10'04 x 16'01 (3.15m x 4.90m)

Smoothly plastered ceiling. Smoothly plastered walls. Porcelain tiled flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. UPVC double glazed patio doors leading out and enclosed rear garden. UPVC double glazed window to the rear elevation. A modern fitted kitchen, comprising of wall and base units. Wood laminate worktop's with up stands. Stainless steel sink. Integrated four ring gas hob. Integrated fan assisted oven. Integrated washing machine and tumble dryer. Integrated dishwasher. Integrated fridge and freezer. Stainless steel cooker hood. Wooden door leading through to the entrance hallway.

W.C Cloakroom

2'10 x 6'02 (0.86m x 1.88m)

Smoothly plastered ceiling with vent extractor and pendant light. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Pedestal wash hand basin. Close coupled cistern toilet. Ceramic tiled splashback's. Wooden door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

5'08 x 12'07 (1.73m x 3.84m)

Smoothly plastered ceiling with loft access. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from ground floor. Wooden doors leading to bedroom one, two and bedroom three. Further wooden door leading to the family bathroom.

Bedroom One

12'08 x 13'11 (3.86m x 4.24m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation and side. Wooden door leading out to the first floor landing. Further wooden door leading to the en-suite shower room.

En-Suite Shower Room

4'07 x 6'10 (1.40m x 2.08m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Pedestal wash hand basin. Close coupled toilet. Double shower with electric shower overhead. Wooden door leading through to the master bedroom.

Bedroom Two

10'03 x 12'05 (3.12m x 3.78m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Access to storage. Wooden door leading through to the first floor landing.

Bedroom Three

6'10 x 7'03 (2.08m x 2.21m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Wooden door leading out to the first floor landing.

Family Bathroom

6'03 x 7'07 (1.91m x 2.31m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Ceramic tiled splashback's. Bath, pedestal wash hand basin, close coupled toilet. Wooden door leading through to the first floor landing.

REAR

A level enclosed rear garden with paved patio area edged with slate providing ample room for garden furniture. laid Astro turf lawn. Space for shed. Side access leading to rear drive. Water supply and electric sockets.

COUNCIL TAX

Council tax band D

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		96	(92 plus) A		
(81-91) B	85		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

