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## 33 Ffordd Pentre, Barry CF62 5DN £310,000 Freehold

4 BEDS | 2 BATH | 1 RECEPT | EPC RATING

A beautifully presented and much loved family home. This two storey dwelling offering spacious living and has been upgraded throughout. Viewing is essential to appreciate. Ideally placed within walking distance to Asda, Barry Island beach and local amenities/public transport.

Briefly comprising, entrance hallway, modern fitted kitchen/breakfast room overlooking the front elevation, w.c. cloakroom, living / dining room with French doors opening onto level garden. To the first floor, bedrooms/sitting room, bedroom four and a spacious family bathroom. To the 2nd floor, master bedroom with en-suite shower room, and bedroom three. To the front, two parking bays and side access leading to the rear. To the rear, paved patio with slate chippings, flower beds and mature shrubbery.



## FRONT

Two parking bays, side access and composite front door opening to hallway.

## Hallway

Plastered ceiling, plastered walls, vinyl flooring. Fitted carpet flooring rising to the first floor. Door to kitchen. Radiator.

## Kitchen/Breakfast Room

17'7 x 10'7 (5.36m x 3.23m)

Plastered ceiling with inset spotlighting. Plastered walls. Vinyl flooring. Door to W.C. Door to living room. Kitchen is fully fitted and modern with a election of wall mounted units, base units and laminate work surface over. Upgraded with integrated dishwasher, washing machine and fridge/freezer. Electric oven and gas hob with extractor over. UPVC double glazed window to the front. Breakfast bar providing dining space. Wall mounted boiler.

## W.C

5'2 x 3'0 (1.57m x 0.91m)

Plastered ceiling, plastered walls with part tiles. Vinyl flooring. Close coupled toilet. Pedestal wash hand basin. Radiator.

## Living Room

14'0 x 11'4 (4.27m x 3.45m)

Plastered ceiling, plastered walls. Vinyl flooring. UPVC double glazed patio doors opening to the rear garden. Radiator.

## FIRST FLOOR

### Landing

Plastered ceiling, plastered walls, carpet flooring. Doors to sitting room/bedroom, door to bedroom four and access to family bathroom. UPVC double glazed window to the front elevation. Stairs rising to the second floor. Radiator.

### Sitting Room/Bedroom

14'3 x 12'0 (4.34m x 3.66m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window overlooking the rear. Radiator.

### Family Bathroom

7'2 x 6'3 (2.18m x 1.91m)

Plastered ceiling, tiled walls. Vinyl flooring. Bath with electric shower over. Close coupled toilet. Pedestal wash hand basin. Towel rail heater. Shaver point.

### Bedroom Four

11'0 x 7'3 (3.35m x 2.21m)

Plastered ceiling, plastered walls, carpet flooring. UPVC double glazed window to the front. Radiator.

## SECOND FLOOR

### Landing

Plastered ceiling, plastered walls, carpet flooring. Doors to master bedroom and bedroom two. Storage cupboard.

### Master Bedroom

14'3 x 11'8 (4.34m x 3.56m)

Plastered ceiling, plastered walls, carpet flooring. Fitted wardrobes. UPVC double glazed window to the rear garden. Door to en-suite.

### En-suite

6'11 x 4'10 (2.11m x 1.47m)

Plastered ceiling, tiled walls. Vinyl flooring. Shower cubicle with mains operated shower. Close coupled toilet. Pedestal wash hand basin. Radiator.

## Bedroom Two

14'0 x 10'10 (4.27m x 3.30m)

Plastered ceiling, plastered walls, fitted carpet flooring. Fitted wardrobes. Radiator. UPVC double glazed window.

## REAR GARDEN

A level garden with feather edged fencing surrounded. Paved patio. Slate chippings with flower beds and mature shrubbery. Space for garden shed. Side access via wooden gate.

## COUNCIL TAX

Council tax band E.

## 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

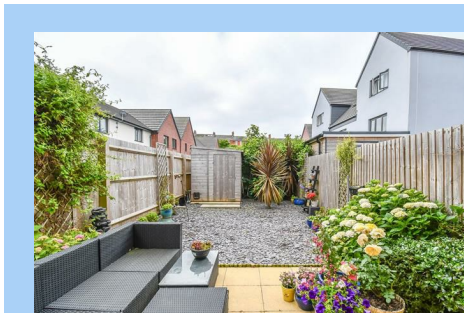
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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