



24 Ffordd Pentre, Barry CF62 5DN Offers In Excess Of £349,950 Freehold

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

****WATER VIEWS**** Ideally positioned on the Waterside development at The Quays, this immaculately presented dwelling. A dual-aspect home designed over three floors - an extra floor means extra space and possibilities for you and your family. An end of link property that needs to be viewed to be appreciated. Having many extra adaptations and viewing is a must.

The ground floor features an open-plan kitchen with dining area. W.C. Cloakroom and a cosy living room with a built in area for the TV and a feature fire place with French doors leading to the rear garden. To the first floor:- Bedroom two and bedrooms four, and the family bathroom. Stairs rising to the second floor, providing two further double bedrooms with fitted wardrobes, and an en-suite shower room.

The property benefits from UPVC double glazed windows and gas central heating throughout as well as two parking spaces to the front of the property.



FRONT

The property has two designated off-road parking spaces and side access to the rear garden through a wooden gate. Laid decorative slate chippings. Composite front door leading to the entrance hallway.

Entrance Hallway

Smoothly plastered ceiling, smoothly plastered walls. Wall mounted radiator. Tiled flooring. Composite front door. Fitted carpet stairs ascends to the first floor. Wood panelled door leading through to the kitchen / dining area.

Kitchen / Dining

3'22 x 5'28 (0.91m x 1.52m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Tiled flooring. UPVC double glazed window to the front elevation. The kitchen features white gloss wall and base units. Complementary countertops. Inset sink with a drainer and mixer tap. Integrated gas hob with a stainless steel splashback and extractor fan. Integrated built-in oven. Space for a fridge / freezer. Space for washing machine.

The dining area includes custom-built banquette seating, offering plenty of room for a dining table and storage under.

Living Room

3'67 x 4'25 (0.91m x 1.22m)

Smoothly plastered ceiling, smoothly plastered walls. Continuation of the tiled flooring. Wall mounted radiator. UPVC double glazed French doors and side windows to the rear garden. Custom built media wall with an integrated fireplace. Wood panelled door leading to the kitchen / dining area.

W.C Cloakroom

2'7 x 4'7 (0.79m x 1.40m)

Smoothly plastered ceiling, smoothly plastered walls. Continuation of the tiled flooring. Tiled splashbacks. Wall mounted radiator. Close couple toilet. Pedestal wash hand basin.

FIRST FLOOR

First Floor Landing

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window overlooking the front of the property. Fitted carpet staircase ascending to the second floor. Wood panelled door leading to bedrooms two, and bedroom four. A further wood panelled door leading to the family bathroom.

Bedroom Two

11'6 x 14'1 (3.51m x 4.29m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation and over the rear garden. Wood panelled door leading to the first floor landing.

Family Bathroom

5'2 x 7'6 (1.57m x 2.29m)

Smoothly plastered ceiling with inset lights and vent extractor, smoothly plastered walls. Wall mounted towel rail. Tiled flooring. Close coupled toilet. Pedestal wash hand basin, a bath with an overhead shower. Wood panelled door leading to the first floor landing.

Bedroom Four

7'2 x 10'9 (2.18m x 3.28m)

Smoothly plastered ceiling, smoothly plastered walls with featured wall panelling. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with uninterrupted water views. Wood panelled door leading to the first floor landing.

SECOND FLOOR

Second Floor Landing

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the first floor. Wood panelled doors leading to Bedroom one and Bedroom three. Wood panelled door leading to storage cupboard.

Bedroom One

11'6 x 14'1 (3.51m x 4.29m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Fitted wardrobes. Wood panelled door leading to the en-suite shower room. A further wood panelled door leading to the second floor landing.

En-Suite Shower Room

4'7 x 6'10 (1.40m x 2.08m)

Smoothly plastered ceiling with inset lights and vent extractor, smoothly plastered walls. Tiled flooring and splashbacks. Wall mounted towel rail. Close coupled toilet. Pedestal wash hand basin, double shower cubicle.

Bedroom Three

7'6 x 14'1 (2.29m x 4.29m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Fitted wardrobes.

REAR

A large patio area continues seamlessly from the lounge's UPVC double glazed French double doors. Laid artificial grass and includes an optional hot tub. Complementing flower beds, feather edged fencing Side access to the front.

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.

PHOTOGRAPH DISCLAIMER

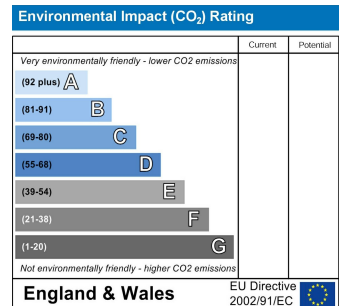
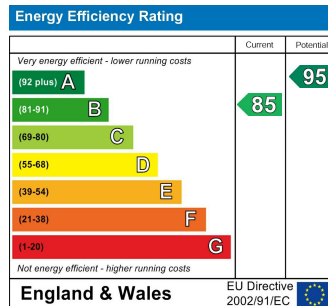
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PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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.



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