



50 Ffordd Pentre, Barry CF62 5DN £340,000 Freehold

4 BEDS | 2 BATH | 1 RECEPT | EPC RATING B

An immaculately presented Taylor Wimpey constructed, 3 storey mid-terrace town house placed in a popular location. Recently built approx. 2019 offering NHBC guarantees for up to ten years. Ideally offering views over the Waterfront from the front elevation. Supermarkets and local amenities are in close proximity.

Briefly comprising:- To the ground floor:- entrance hallway, kitchen /dining area, living room with French doors opening to a balcony overlooking the water front. W.C Cloakroom. Stairs rising. To the first floor:- Lounge (or Second bedroom) with continuation of water views with French doors opening onto a second balcony, family bathroom and bedroom four. To the second floor: Master bedroom with en-suite shower room, and Juliette balcony with water views, and finally bedroom three. To the front two allocated parking bays, paved pathway leading to an composite front door.

Viewing is essential to appreciate.



FRONT

Two allocated parking space. Paved pathway leading to composite front door leading to the entrance hallway.

Entrance Hallway

5'00 x 5'04 (1.52m x 1.63m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Composite front door with obscured glass insert. Fitted carpet staircase rising to the first floor landing. Wood panelled door leading through to the kitchen / diner.

Kitchen / Dining

10'06 x 17'02 (3.20m x 5.23m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Karndean flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. A modern fitted kitchen, comprising of wall and base units. Wood laminate worktops. Integrated fridge / freezer. Integrated four ring gas hob. Integrated oven. Integrated washing machine. Integrated dishwasher. Stainless steel sink, space for tumble dryer. Wood panelled door leading through to the entrance hallway. Wall mounted concealed combination boiler. A further wood panelled door leading to W.C. Cloakroom. Wood panelled door leading through to living room.

W.C Cloakroom

3'00 x 5'01 (0.91m x 1.55m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Karndean flooring. Wall mounted radiator. Pedestal wash hand basin, ceramic tiled splashback's. Close coupled toilet. Panelled door leading through to the kitchen / diner.

Living Room

11'06 x 13'11 (3.51m x 4.24m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors with side windows leading out to a balcony with far-reaching waterside views and views over the promenade. Wood panelled door leading through to the kitchen / dining area.

FIRST FLOOR

First Floor Landing

6'06 x 15'10 (1.98m x 4.83m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Fitted carpet staircase rising from the ground floor. Fitted carpet staircase rising to the second floor. Wood panelled doors leading to bedrooms two and four. A further wood panelled door leading to the family bathroom.

Bedroom Two

11'06 x 13'10 (3.51m x 4.22m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors with side windows with views over the waterside and promenade. Wood panelled door through to first floor landing.

Bedroom Four

7'01 x 10'09 (2.16m x 3.28m)

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

Family Bathroom

6'02 x 7'00 (1.88m x 2.13m)

Smoothly plastered ceiling with inset lights and vent extractor, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Pedestal wash hand basin. Close coupled toilet. Bath with thermostatically controlled shower overhead. Ceramic tiled splashback's. Wood panelled door leading to the first floor landing.

SECOND FLOOR

Second Floor Landing

6'09 x 7'07 (2.06m x 2.31m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Fitted carpet staircase rising from the first floor. Wood panelled doors leading to bedrooms one and bedroom three. A further wood panelled door leading to storage.

Master Bedroom

13'09 x 13'11 (4.19m x 4.24m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted

radiator. UPVC double glazed French doors with side windows to a Juliet balcony with views of the waterfront and promenade. Built-in double wardrobe. Wood panelled door leading to an en-suite shower room.

En-Suite

4'08 x 6'10 (1.42m x 2.08m)

Smoothly plastered ceiling with inset lights and vent extractor, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Ceramic tiled splashback's. Pedestal wash hand basin. Close coupled toilet. Double shower with thermostatically controlled shower overhead. Wood panelled door leading to bedroom one.

Bedroom Three

10'05 x 13'10 (3.18m x 4.22m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Single built in wardrobe. Wood panelled door leading through to the second floor landing.

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

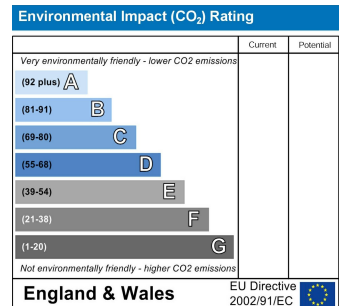
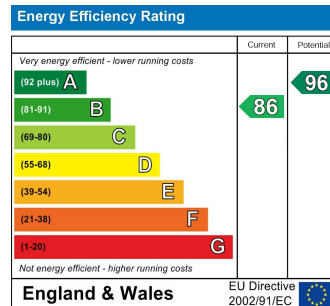
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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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