



## 52 Ffordd Pentre, Barry CF62 5DN £365,000 Freehold

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

A beautifully 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, home office / playroom, kitchen /dining area, with French doors opening to a balcony overlooking the water front. W.C Cloakroom. Stairs rising, To the first floor:- Lounge with French doors opening to a balcony with a continuation of water views, family bathroom and bedroom four. To the second floor: Master bedroom with en-suite shower room, bedroom two and bedroom three both with French doors leading to a Juliet balcony with panoramic waterside views. To the front two allocated parking bays, access to storage behind garage door, block paved pathway leading to an composite front door.

Viewing is essential to appreciate.



## FRONT

Drive way with space for two vehicles. Access via garage door to storage. Block paved pathway leading to a composite front door leading to the entrance hallway.

## Entrance Hallway

7'01 x 16'07 (2.16m x 5.05m)

Smoothly plastered ceiling, smoothly plastered walls. High gloss ceramic tiled flooring. Wall mounted radiator. Wood panelled doors leading to Home office / playroom, Kitchen / dining and W.C Cloakroom. Access to under stairs storage. Staircase rising to the first floor.

## Home Office / Playroom

9'09 x 16'00 (2.97m x 4.88m)

Partial conversion from integral garage.

## Kitchen / Dining Room

11'11 x 17'06 (3.63m x 5.33m)

Smoothly plastered ceiling, smoothly plastered walls. High gloss ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with far reaching waterside views. UPVC double glazed French doors leading to balcony with a continuation of waterside views. A Modern fitted kitchen comprising of wall and base units. Composite worktops and upstands. Inset 1/12 bowl stainless steel sink. Integrated four ring gas hob. Stainless steel cooker hood. Integrated double oven. Integrated dishwasher. Space for washing machine, space for fridge / freezer. Ample room for dining furniture.

## W.C Cloakroom

3'00 x 4'03 (0.91m x 1.30m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. High gloss ceramic tiled flooring. Wall mounted radiator. Cloe coupled toilet. Pedestal wash hand basin. Wood panelled door leading to the entrance hallway.

## FIRST FLOOR

### First Floor Landing

7'00 x 16'07 (2.13m x 5.05m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from ground floor. Wood panelled doors leading to Lounge, family bathroom and bedroom four. Fitted carpet staircase rising to the second floor.

### Lounge

12'02 x 17'06 (3.71m x 5.33m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors leading to a balcony with panoramic waterside views. Wood panelled door leading to the first floor landing.

### Family Bathroom

6'06 x 9'11 (1.98m x 3.02m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. Wall mounted towel rail. Partial tiled walls. Pedestal wash hand basin. Close coupled toilet. Bath. Wood panelled door leading to the first floor landing.

### Bedroom Four

10'01 x 10'02 (3.07m x 3.10m)

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

## SECOND FLOOR

### Second Floor Landing

3'07 x 10'07 (1.09m x 3.23m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wood panelled doors leading to Bedrooms one two and bedroom three. Access to storage cupboard.

### Bedroom One

9'07 x 13'11 (2.92m x 4.24m)

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

### En-Suite Shower Room

6'05 x 6'11 (1.96m x 2.11m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Vinyl flooring. Partially tiled walls. Wall mounted radiator. Double shower with thermostatically controlled shower over head. Pedestal wash hand basin. Close coupled toilet.

### Bedroom Two

8'06 x 12'0 (2.59m x 3.66m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. French doors opening to a Juliet balcony with uninterrupted waterside views. Wood panelled door leading to the second floor landing.

### Bedroom Three

8'06 x 12'00 (2.59m x 3.66m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors leading to a Juliet balcony with uninterrupted waterside views. Wood panelled door leading 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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



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