

[www.knights.uk.com](http://www.knights.uk.com)

CARDIFF

VALE

CAERPHILLY

BRISTOL



*Ffordd Pentre*

THE WATERFRONT



*We love how this unique townhouse offers far more space than expected, thanks to its clever design and versatile layout. With stunning dockside views, bright and modern interiors, and a sought-after Barry Waterfront location, it's a home that truly stands out from the crowd.*

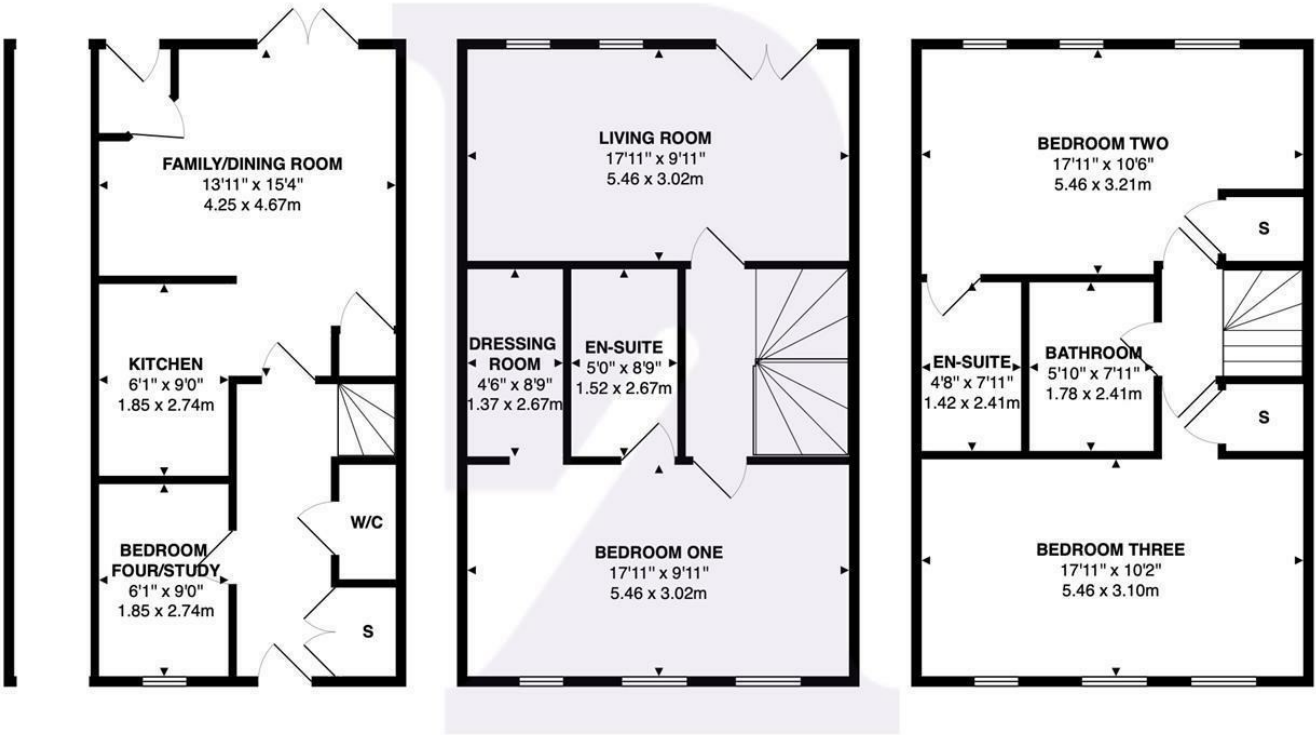
Comments by Mrs Samantha Draisey



**Property Specialist**  
**Mrs Samantha Draisey**  
Branch manager

samantha@jeffreycrossandknights.co.uk

Rhodfa Cambo, Barry, CF62 5BS



Total Area: 1579 ft² ... 146.7 m²

All measurements are approximate and for display purposes only

*We've loved waking up to the beautiful water views every day and watching the boats come and go across the docks. The house is incredibly light and spacious, and the Barry Waterfront location has been perfect, with lovely walks, local amenities, and the beach all within easy reach. It's been a wonderful place to call home, and we'll certainly miss the views the most.*



Comments by the Homeowner



# Ffordd Pentre

*The Waterfront, Barry, CF62 5DP*

Guide Price

£365,000



4 Bedroom(s)



4 Bathroom(s)



1162.50 sq ft



Contact our  
***Knights Barry Branch***  
01446 700222

Knights are delighted to offer for sale this beautifully presented, larger than average, mid townhouse with modern fitted kitchen, two reception rooms and three double bedrooms. This rare property built over its own private access point between houses, means that this home is a must see to appreciate the extra space. It can be found at the Quays, situated on Barry Waterfront and provides spectacular views across the famous Barry docks.

On the ground floor you will find a modern fitted kitchen with French doors to the front patio. There's also a study and W/C. Upstairs you will find an airy lounge and the master suite, boasting a large en-suite and walk in wardrobe. Two further double bedrooms, one with an en-suite and a shower room are on the top floor. Large windows and a Juliet balcony offering plenty of natural light throughout. Two allocated off road parking spaces to the rear with electric charging points fitted.



|                                                     |                                             |                                           |
|-----------------------------------------------------|---------------------------------------------|-------------------------------------------|
| HALLWAY                                             | LIVING ROOM 17'11" x 9'11" (5.46 x 3.02)    | BEDROOM TWO 18'0" x 10'9" (5.49 x 3.28)   |
| RECEPTION ROOM TWO/STUDY 8'11" x 6'1" (2.72 x 1.85) | BEDROOM ONE 18'1" x 10'1" (5.51 x 3.07)     | EN-SUITE 7'11" x 4'8" (2.41 x 1.42)       |
| DOWNSTAIRS W/C 5'4" x 2'9" (1.63 x 0.84)            | EN-SUITE 8'10" x 5'1" (2.69 x 1.55)         | BEDROOM THREE 18'0" x 10'2" (5.49 x 3.10) |
| FIRST FLOOR LANDING                                 | WALK-IN-WARDROBE 8'11" x 4'9" (2.72 x 1.45) | FAMILY BATHROOM                           |





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 94        |
| (81-91) B                                   | 86                      |           |
| (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 |           |

