

# The Overview

Property Name:  
**Ffordd Pentre, Barry**

Price:  
**£350,000**

Qualifier:  
**Asking Price**



## The Bullet Points

- Modern four-bedroom townhouse
- Open-plan kitchen, dining, living
- Additional reception/home gym
- En-suite to main bedroom
- Off-street parking
- End-of-terrace
- Balcony with water views
- Main living room with Juliet balcony
- Built-in wardrobes in several bedrooms
- Desirable Location

# The Main Text

Located in a sought-after modern development, Ffordd Pentre, Barry, CF62 5DN, this impressive four-bedroom end-of-terrace townhouse spans three thoughtfully designed floors and benefits from off-street parking. Built in 2019, the property offers contemporary living throughout, making it an ideal home for those seeking space, style, and practicality.

You enter into a welcoming hallway that leads directly into the standout feature of the home, a spacious open-plan kitchen, dining, and living area. The kitchen is beautifully appointed with matt grey cabinetry, white marble-effect worktops, and generous workspace and storage. This flows seamlessly into the dining and sitting areas, where there is ample room for a large dining table and a sofa. Patio doors open onto a balcony, providing the perfect spot to relax and enjoy views across the water. Light wood-effect herringbone flooring runs throughout this floor, enhancing the sense of space and continuity. Also on this level is an additional reception room, currently used as a home gym, along with a convenient W/C.

The first floor hosts the main living room, which is excellent in size and filled with natural light. Patio doors open to a Juliet balcony, and the room features a stylish, darker chevron-effect floor. The family bathroom is also located on this level and includes a bath with overhead shower, complemented by dark grey flooring and light wall tiles. The fourth bedroom, a well-proportioned room with a built-in wardrobe, completes this floor.

The top floor offers three further generous bedrooms, two of which include built-in wardrobe space. The main bedroom benefits from its own en-suite shower room. A useful storage cupboard is situated on the landing, and each bedroom features its own distinct wood-effect flooring, adding character and individuality.

Beautifully presented and maintained, this modern home offers versatile living spaces and a stylish finish throughout.

## Additional Information

Type of home - End of Terrace Town House  
Tenure - Freehold  
EPC Rating - B  
Council tax band - E  
Borough - Vale of Glamorgan

## Local Area

The property is ideally positioned to enjoy some of Barry's most popular attractions, with Barry Island just a short distance away, offering sandy beaches, scenic promenade walks, and a vibrant mix of cafés and entertainment. The Goods Shed is also close by, providing a fantastic destination for independent food vendors, artisan outlets, and a lively community atmosphere. The surrounding area blends coastal charm with an ever-growing selection of eateries, leisure spots, and local amenities, making it a highly desirable place to live.

## Education

The area offers a strong selection of local schools, providing families with access to well-established settings for all ages. Nearby schools are known for supportive environments, a focus on academic progress, and a range of extracurricular activities that encourage personal development. Many families choose this location for the balance it offers between community-focused education and the convenience of having reliable learning facilities within easy reach.

## Local Transport

The area is well-connected, making travel to nearby destinations smooth and convenient. Barry's train services offer frequent links into Cardiff and other surrounding towns, providing a straightforward option for commuters. Local bus routes operate regularly throughout the area, giving reliable access to key parts of the city and beyond. For those travelling by car, the road network offers easy access to the M4, opening routes to Cardiff, Swansea, Bristol, and beyond. These varied transport choices make the location practical for both daily travel and longer journeys.

## Material Information Property Report

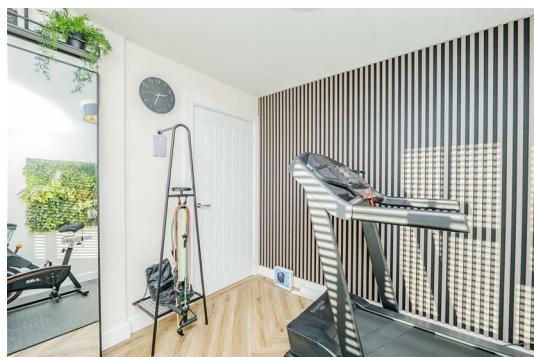
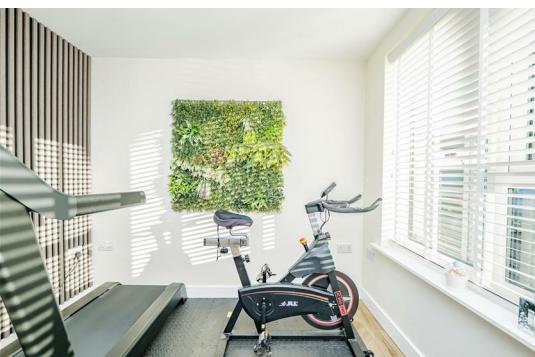
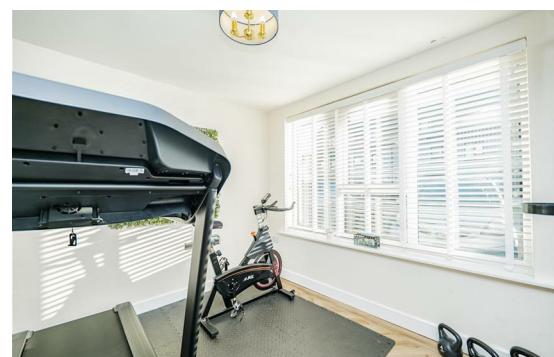
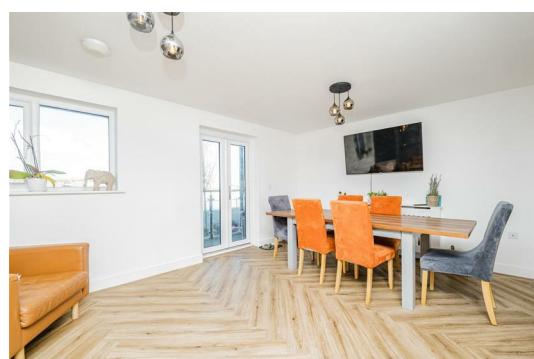
You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

## NTSELAT Approved

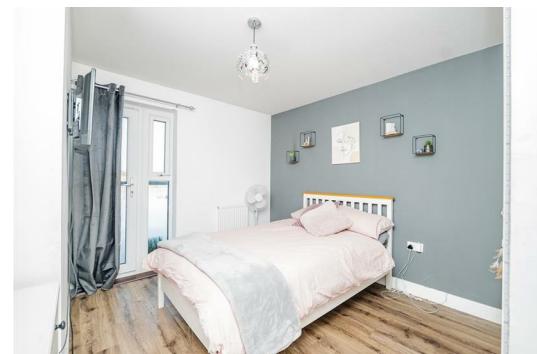
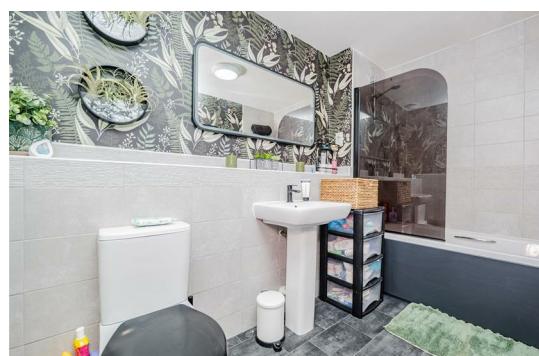
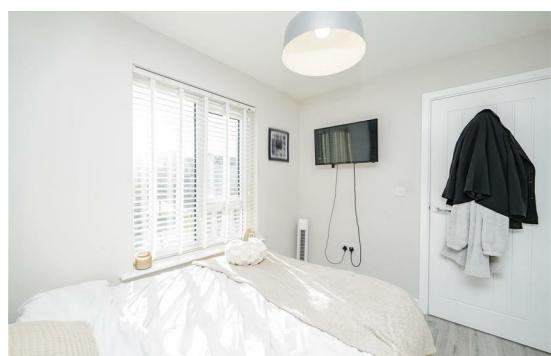
# The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



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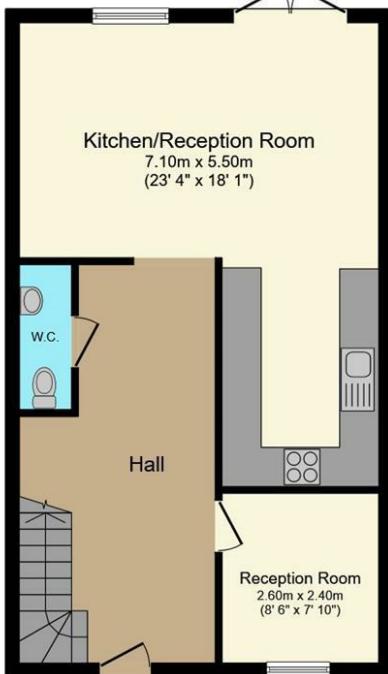
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# The Floorplan



Ground Floor

Floor area 53.9 sq.m. (580 sq.ft.)

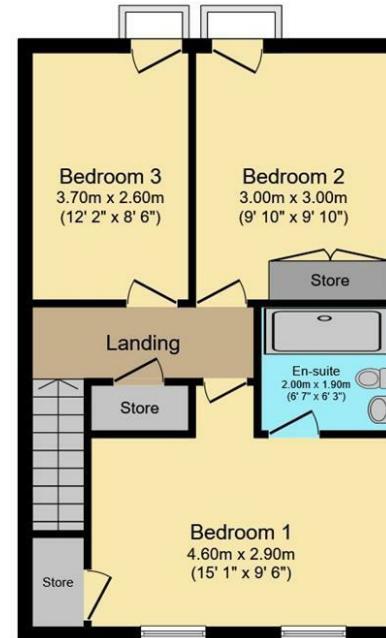


First Floor

Floor area 53.9 sq.m. (580 sq.ft.)

Total floor area: 156.2 sq.m. (1,681 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Second Floor

Floor area 48.3 sq.m. (520 sq.ft.)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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

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