

# The Overview

Property Name:  
**70 Ffordd Pentre**  
**Barry**  
**CF62 5DP**

Price:  
**£325,000**

Qualifier:  
**Asking Price**

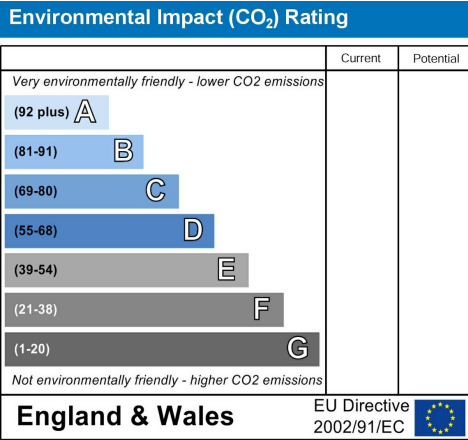
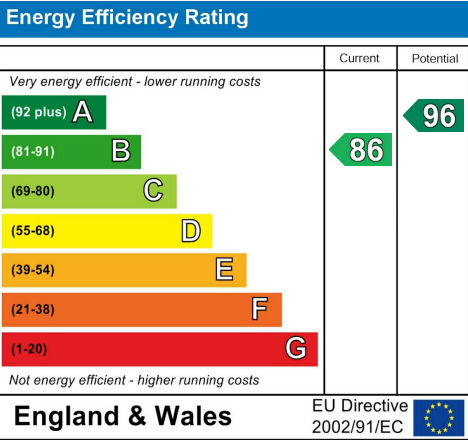
**4**

**2**

**1**

**B**

# The EPC



# The Bullet Points

- No Onward Chain
  - Two allocated parking spaces
  - Mirrored fitted wardrobes
  - LED spotlights throughout
  - Ground-floor cloakroom and WC
- Stunning waterfront views
  - Premium high-gloss kitchen
  - Private waterfront terrace and private rear garden.
  - High-specification finishes
  - Spacious living room with views

No Onward Chain

Located within the highly sought-after Barry Waterfront development, this meticulously designed four-bedroom townhouse spans three floors, offering airy interiors, contemporary finishes, and unobstructed waterfront views. Seamlessly blending modern style with coastal tranquillity, it provides a unique opportunity for a relaxed yet sophisticated lifestyle.

This property has been meticulously upgraded, with the current owners selecting every available enhancement at the point of construction. The modernity is evident in the LED spotlights, coordinated premium flooring across the ground floor and bathrooms, and the sleek, contemporary aesthetic that permeates the home.

The ground floor features a stylish, open-plan kitchen and dining space, fitted with high-gloss cashmere cabinetry, wood-effect worktops, and integrated appliances, including a fridge/freezer and dishwasher. This inviting space extends seamlessly to a private terrace overlooking the water – perfect for alfresco dining or simply enjoying the view.

A cloakroom/WC, access to the rear garden, and a versatile bedroom or home office complete this level.

The first floor is dedicated to leisure and comfort, with a spacious living room that takes full advantage of the stunning waterfront aspect. This creates the perfect space for entertaining or quiet relaxation. The floor also includes a chic double bedroom with mirrored fitted wardrobes and a modern en-suite, providing a comfortable and private retreat. The thoughtful layout of this floor ensures both privacy and socialisation, making it ideal for a variety of lifestyles.

The top floor offers two further generously sized bedrooms, each with mirrored fitted wardrobes and additional storage, alongside a contemporary family bathroom finished with full tiling, a bath, and overhead shower.

Externally, the home benefits from two allocated parking spaces directly outside and a secure Pod Point electric vehicle charging unit.

With its prime waterfront position, high-quality finishes, and versatile layout, this property on Ffordd Pentre delivers modern coastal living at its very best.

Additional Information  
Type of home- Terraced Town House  
Tenure- Freehold  
EPC Rating- B  
Council tax band- E  
Borough- Vale of Glamorgan

The Searches & Management pack has been paid for and will be provided on a draft contract. Furniture is included; if you don't want it, it will be sold as vacant possession.

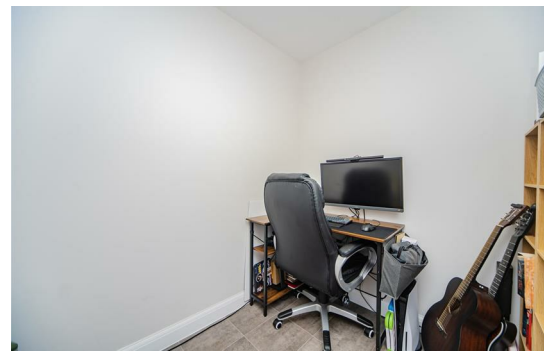
Local Area  
The local area surrounding Ffordd Pentre offers a vibrant coastal lifestyle with an excellent mix of leisure and convenience. Just a short stroll away is the award-winning Goodsheds development, home to an exciting selection of independent eateries, boutique shops, and creative workspaces, all set within a dynamic urban regeneration project. Nearby, the iconic Barry Island provides sandy beaches, scenic promenade walks, and family-friendly attractions, making it a favourite spot for both relaxation and recreation. The area also boasts a wide range of everyday amenities, including supermarkets, cafés, parks, and healthcare facilities, ensuring everything you need is within easy reach.

Schools  
The area surrounding Ffordd Pentre is well-served by a selection of local schools, offering education options for all age groups. Families will find both primary and secondary institutions within convenient reach, many of which are recognised for their supportive learning environments and community-focused ethos. The presence of multiple educational facilities in the area adds to the appeal for families seeking a well-rounded, community-oriented lifestyle close to home.

Local Transport  
The local area is well-served by various transport options, making commuting and travel convenient. Barry Island railway station is the nearest, providing regular services to Cardiff and other destinations along the Vale of Glamorgan line. Additionally, multiple bus routes serve the area, offering easy access to nearby amenities and surrounding areas. For those travelling by car, the M4 corridor is easily accessible, providing direct links to Cardiff and beyond.

# The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.





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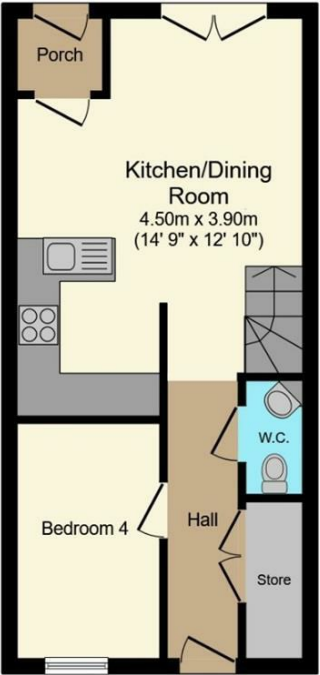


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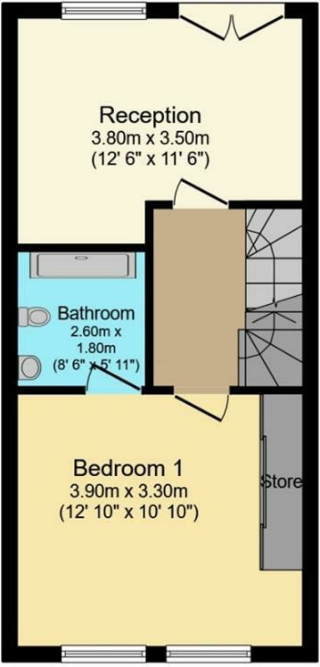
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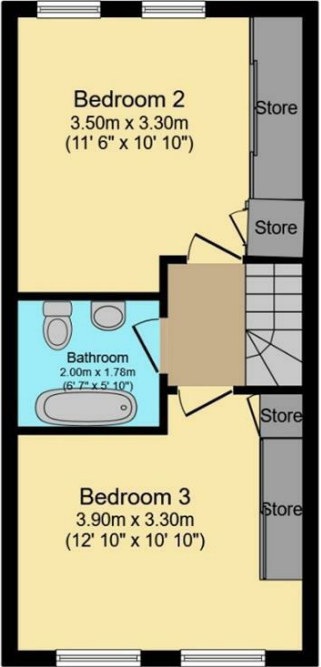
# The Floorplan



**Ground Floor**  
Floor area 35.9 sq.m. (386 sq.ft.)



**First Floor**  
Floor area 35.2 sq.m. (379 sq.ft.)



**Second Floor**  
Floor area 35.8 sq.m. (385 sq.ft.)

Total floor area: 106.9 sq.m. (1,150 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)

# The Map

