



42 Ffordd Pentre, Barry

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In Excess of £240,000



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Barry

Well presented 2 bed end terrace with modern kitchen, spacious living, stylish bathroom, enclosed garden, shed, and 2 parking spaces. Close to amenities. Ideal for first-time buyers or downsizers.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- WESTQUAY DEVELOPMENT
- TAYLOR WIMPY CONSTRUCTED
- TWO BEDROOMS
- END TERRACE
- ENCLOSED REAR GARDEN
- WELL PRESENTED
- TWO ALLOCATED PARKING SPACES
- CLOSE TO AMENITIES





Entrance Hallwaay

Enter through a composite door with glazed panel into hallway. Vinyl slate effect flooring. Staircase rising to first floor with fitted carpet and spindled balustrade. Radiator. Panelled doors into :-

Cloakroom

Continuation of flooring. Close coupled WC, pedestal wash hand basin. Radiator. Obscure window to side.

Kitchen

6' 1" x 9' 7" (1.85m x 2.92m)

Vinyl slate effect flooring. A range of base and eye level units with complementing work surfaces. Inset one and a half bowl sink with mixer tap over. Built in electric oven with induction hob, stainless steel splashback and cooker hood over. Integrated washing machine, dishwasher and fridge/freezer. Window to front with slatted blind. Wall mounted cupboard housing boiler. which is serviced annually.

Lounge

12' 3" x 13' 2" (3.73m x 4.01m)

Fitted carpet, neutral décor. Built in storge cupboard. radiator. French doors with glazed side panels opening to rear garden. Vertical blinds.



Landing

Fitted carpet, spindled balustrade. Flat plastered ceiling with loft access. Has a light, no ladder not boarded. Doors into:-

Bedroom One

8' 4" x 10' 10" (2.54m x 3.30m)

Fitted carpet. Two windows to front with slatted blinds. Water views to the side. Built in double wardrobe. Radiator. Over stairs storage cupboard. Neutral décor.

Bedroom Two

6' 7" x 13' 1" (2.01m x 3.99m)

Fitted carpet, neutral décor. Radiator. Window to rear with slatted blind.

Bathroom

6' 1" x 6' 2" (1.85m x 1.88m)

GARDEN

An enclosed mature garden. Overlapped timber fencing, Garden shed. Paved patio. Lawned area. Raised flower beds. Mature planting. Gate giving side access.

ALLOCATED PARKING

2 Parking Spaces

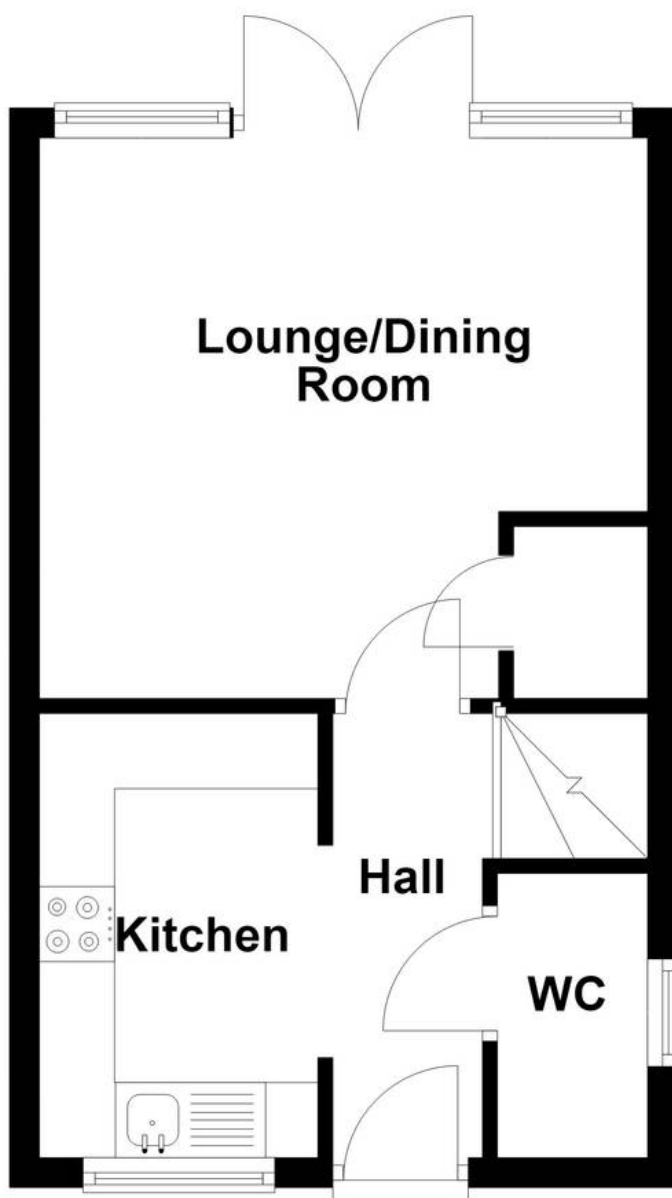
Two allocated parking spaces to the front of the property.





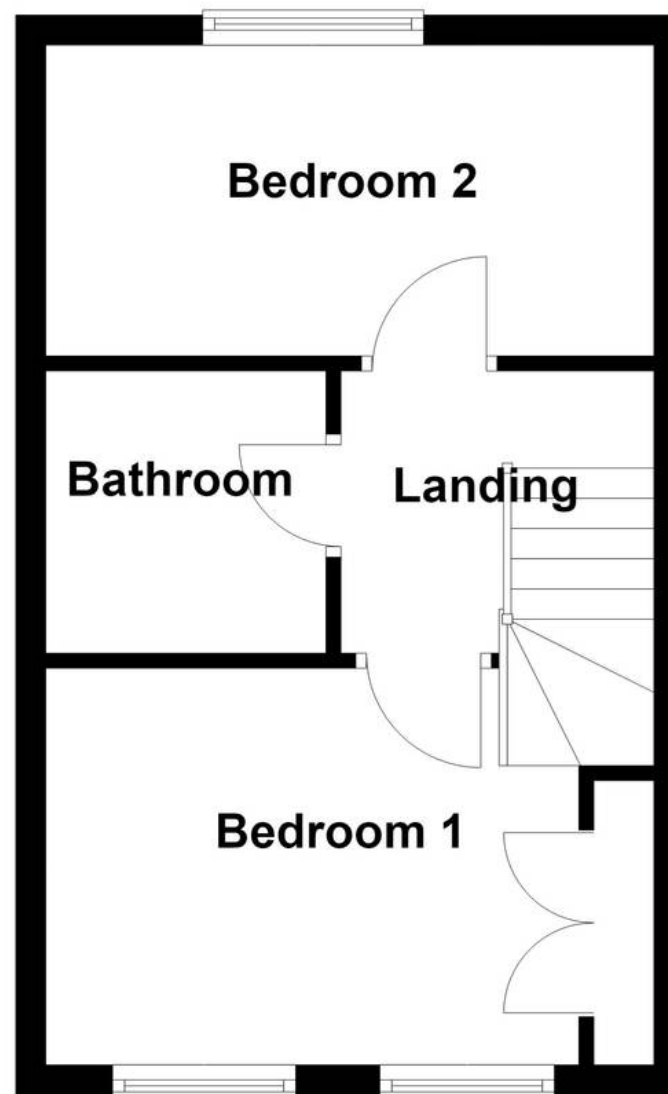
Ground Floor

Approx. 27.4 sq. metres (294.5 sq. feet)



First Floor

Approx. 27.2 sq. metres (293.2 sq. feet)



Total area: approx. 54.6 sq. metres (587.7 sq. feet)



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