



BOTHAM WILLIAMS

ESTATE AGENTS

CLOS PENTRE

Barry, Vale of Glamorgan

£225,000

2 BEDROOMS | 1 BATHROOM | TERRACED HOUSE

A welcoming modern home



A beautifully presented two-bedroom Taylor Wimpey home, ideally positioned within the popular Barry Waterfront development. Bright, easy to maintain and superbly convenient, it is an excellent choice for first-time buyers, a small family or investors.

● Modern two-bedroom Taylor Wimpey home	● Popular Barry Waterfront development
● Spacious lounge/dining room with garden access	● Contemporary fitted kitchen
● Ground-floor WC	● Two well-proportioned bedrooms
● Low-maintenance enclosed rear garden	● Two allocated parking spaces

Living spaces



Lounge/Dining Room | 4.00m x 3.76m

A bright and spacious reception room with practical wood-effect Moduleo vinyl flooring. French doors open directly onto the rear garden, creating an easy connection between the indoor and outdoor spaces.

Kitchen | 3.04m x 1.86m

A modern fitted kitchen with a range of wall and base units, an integrated washing machine, oven and four-ring gas hob.

WC | 1.61m x 0.91m

A convenient ground-floor cloakroom, complemented by useful storage beneath the stairs.

Bedrooms & bathroom



Bedroom One | 3.30m x 2.58m

A carpeted bedroom with two windows overlooking the front and a useful built-in wardrobe.

Bedroom Two | 4.00m x 2.21m

A well-proportioned carpeted bedroom with a window overlooking the rear garden.

Bathroom | 1.90m x 1.85m

Featuring tiled walls and flooring, a bath with shower over and a wall-mounted storage cupboard.

Garden & waterfront setting

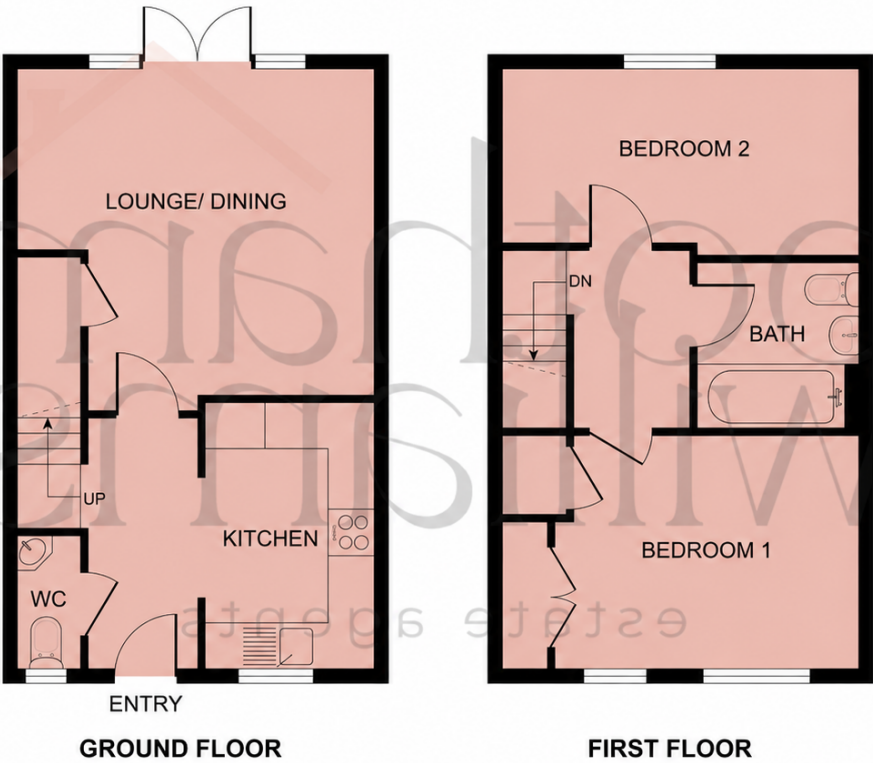


The enclosed rear garden is accessed through French doors from the lounge/dining room. Designed for low-maintenance enjoyment, it combines artificial lawn, a paved patio ideal for outdoor seating and secure fencing to the boundaries.



Clos Pentre is conveniently located for Barry Waterfront Retail Park, local schools and transport links, with scenic coastal walks also close at hand. The position benefits from no through traffic and the property includes two allocated parking spaces.

Floorplan

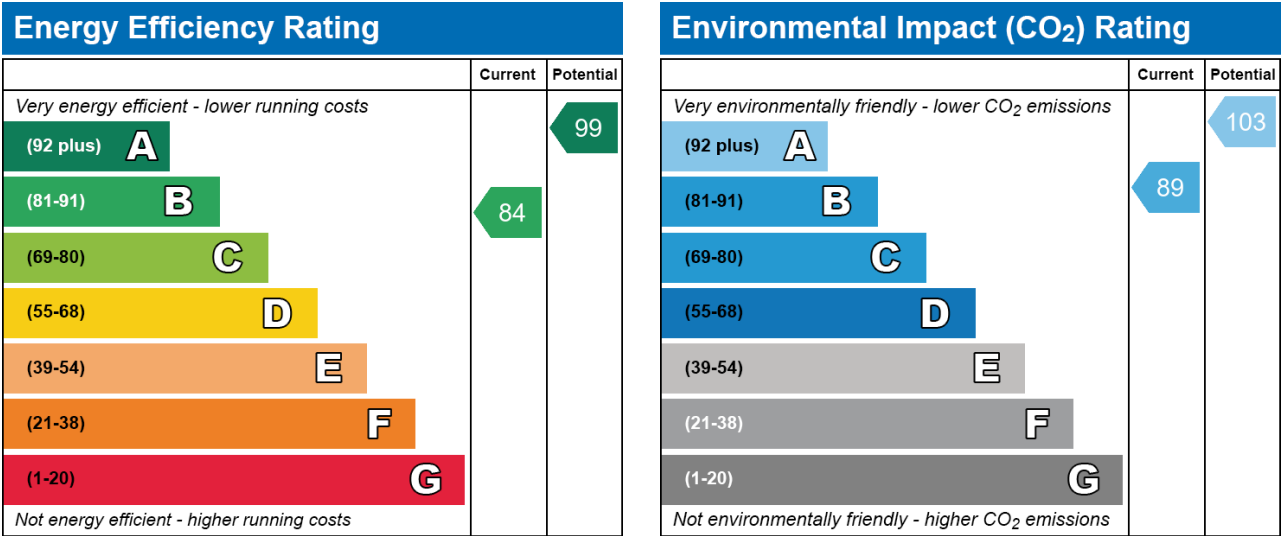


Property type	Terraced house	Bedrooms	2
Bathrooms	1	Additional WC	1
Reception rooms	1	Parking spaces	2

Floorplans are intended as a guide to layout only. Measurements are approximate and should not be relied upon for ordering furniture, floor coverings or other purposes.

Energy Performance Certificate

The property has a strong current energy-efficiency rating of B (84), with the potential to achieve A (99).



CURRENT RATING	POTENTIAL RATING	CERTIFICATE
B (84)	A (99)	9348-4003-7368-6661-1970

The EPC charts are reproduced from the property's registered Energy Performance Certificate. Buyers should refer to the full certificate for recommendations and supporting detail.



Arrange your viewing

To discover more about this lovely home or to arrange a viewing, please contact the Botham Williams team.

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Important notice

These particulars are intended to give a fair description of the property but do not constitute part of an offer or contract. Any services, systems, appliances or equipment referred to have not been tested by Botham Williams unless otherwise stated. Prospective purchasers should satisfy themselves as to their condition and accuracy. All measurements are approximate. Photographs may include wide-angle imagery and items not included in the sale. Buyers should ask their legal adviser to verify tenure, rights, easements, boundaries and all other material information.