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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Ffordd Pentre*

THE WATERFRONT



*This beautifully presented home is the definition of move-in ready. Offering modern, low-maintenance living, a sunny south-facing garden and spacious accommodation throughout, it's perfectly suited to first-time buyers, young families and professionals alike. Situated on the popular Ffordd Pentre development, with excellent access to local amenities, schools and transport links, this is a fantastic opportunity to purchase a home in one of Barry's most sought-after locations.*

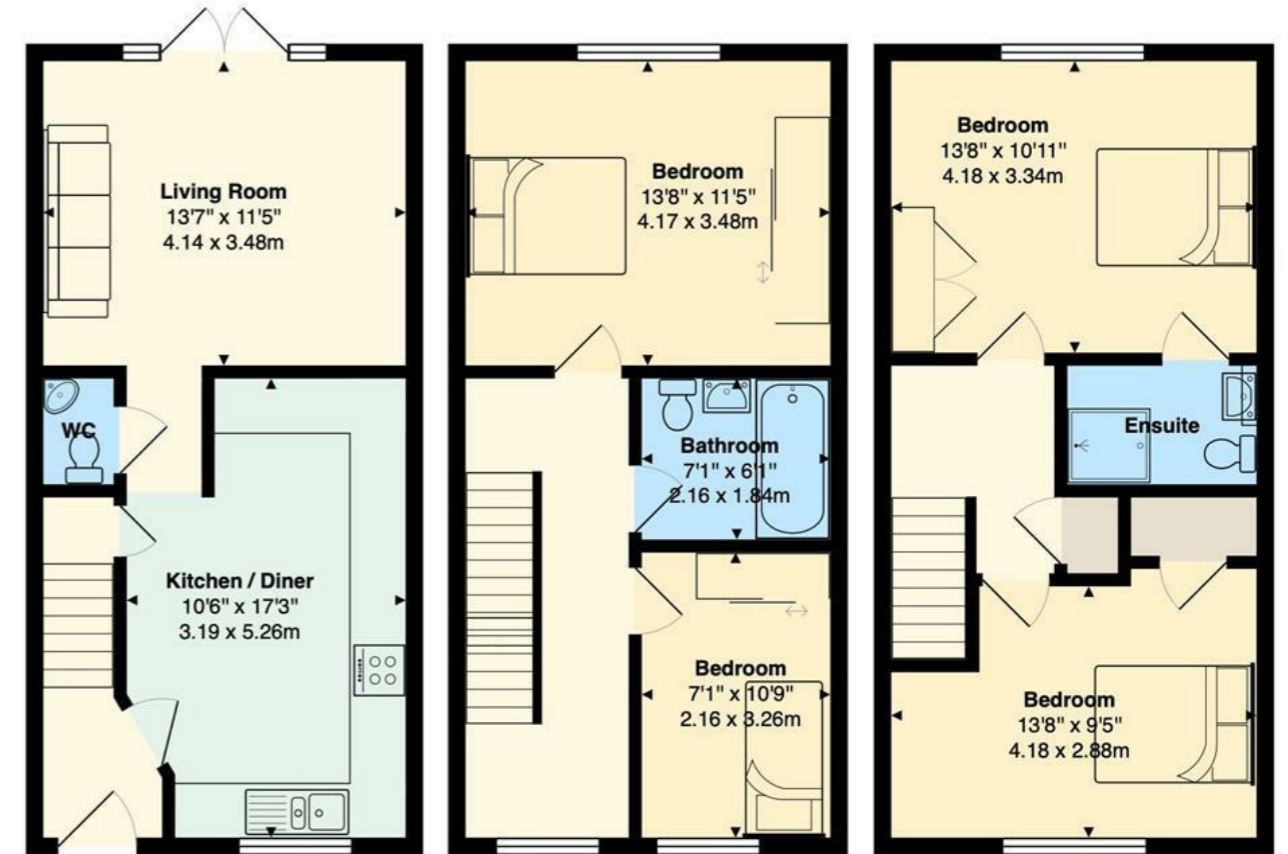
Comments by Mrs Samantha Draisey



**Property Specialist**  
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 Branch manager

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## Ffordd Pentre, Barry



Total Area: 1196 ft<sup>2</sup> ... 111.1 m<sup>2</sup>

All measurements are approximate and for display purposes only

*Although we have only lived here for a short time, we have made some wonderful memories and have truly enjoyed calling this house our home. We have loved the friendly community, the convenient location and the sunny south-facing garden. We hope the next owners enjoy living here just as much as we have*

Comments by the Homeowner





# Ffordd Pentre

*The Waterfront, Barry, CF62 5DN*

Guide Price

**£325,000**



4 Bedroom(s)



2 Bathroom(s)



1216.32 sq ft



Contact our  
***Knights Barry Branch***

01446 700222

Situated on the ever-popular Ffordd Pentre development in Barry, this beautifully presented four-bedroom home offers modern, turnkey living ideal for first-time buyers, young families and those looking to upsize. Immaculately maintained throughout, the property boasts a spacious reception room, four well-proportioned bedrooms and the added benefit of two contemporary bathrooms.

To the rear, a south-facing garden provides the perfect space for outdoor entertaining, family activities or simply relaxing in the sunshine. Further benefits include off-road parking and a convenient location close to local amenities, schools and transport links.

Ready to move straight into, this wonderful home combines style, comfort and practicality in a highly sought-after residential location. Early viewing is highly recommended.



KITCHEN/DINER 17'3 x 10'6 (5.26m x 3.20m)

LIVING ROOM 13'7 x 11'5 (4.14m x 3.48m)

BEDROOM ONE 13'8 x 10'11 (4.17m x 3.33m)

BEDROOM TWO 13'8 x 9'5 (4.17m x 2.87m)

BEDROOM THREE 13'8 x 11'5 (4.17m x 3.48m)

BEDROOM FOUR 10'9 x 7'1 (3.28m x 2.16m)

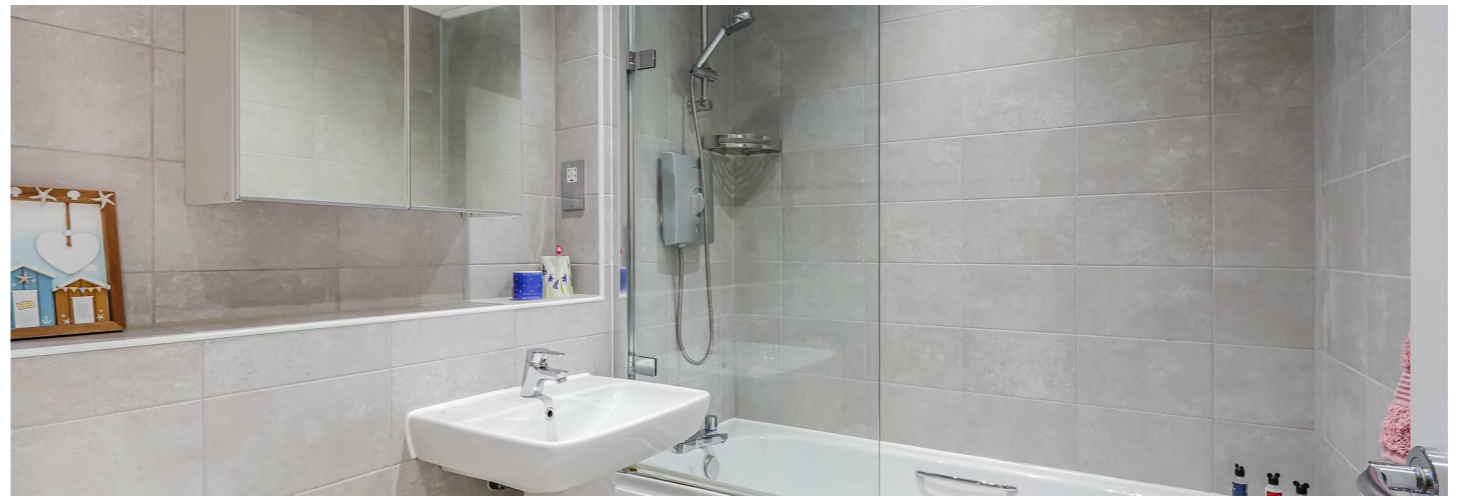
BATHROOM 7'1 x 6'1 (2.16m x 1.85m)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 