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CARDIFF

VALE

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BRISTOL



*Ffordd Pentre*

WATERFRONT



*A well-presented and attractive home, ideally suited to first-time buyers looking to step onto the property ladder. Offering comfortable and practical living accommodation, it provides an excellent opportunity to secure a home that can be enjoyed immediately while also offering future potential.*

Comments by Mrs Samantha Draisey



**Property Specialist**  
**Mrs Samantha Draisey**  
Branch manager

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### Ffordd Pentre, Barry, CF62 5DN



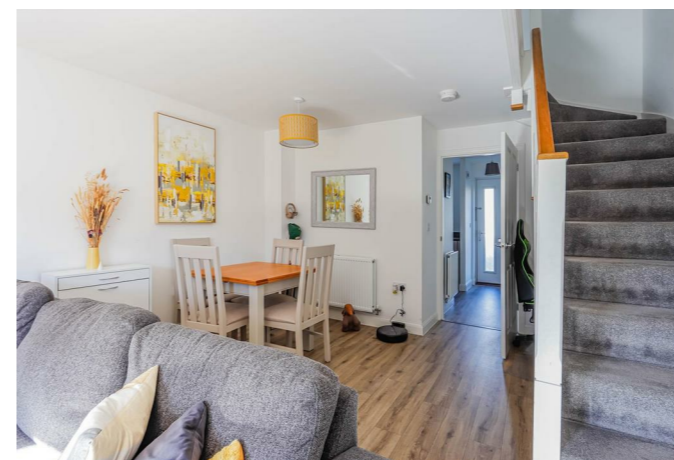
Total Area: 66.6 m<sup>2</sup> ... 716 ft<sup>2</sup>

All measurements are approximate and for display purposes only

*We have thoroughly enjoyed living here and have been very happy in the area, which we would ideally like to remain in but whilst both working from home we need the extra space.*

Comments by the Homeowner





# Ffordd Pentre

Waterfront, Barry, CF62 5DN

Guide Price

£240,000



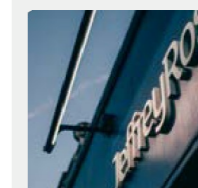
2 Bedroom(s)



2 Bathroom(s)



710.42 sq ft



Contact our  
**Knights Barry Branch**

01446 700222

Situated in the sought-after area of Ffordd Pentre, Barry, this charming home perfectly combines modern comfort with everyday convenience. At approximately 710 sq ft, the property offers two generous double bedrooms, making it an ideal choice for couples, small families, or those in need of a home office or guest room. Two well-designed bathrooms, including a practical downstairs WC, provide excellent functionality for both residents and visitors.

At the heart of the home is a sleek, contemporary kitchen fitted with integrated appliances, offering both style and practicality. The property is immaculately presented throughout, creating a welcoming, move-in-ready space.

Externally, the home benefits from two off-road parking spaces — a real advantage in this popular location. A range of local amenities, including shops, schools, and transport links, are all close by, while Barry's beautiful beaches are just a short walk away, perfect for coastal walks and relaxed days by the sea.

Offering modern living in a desirable coastal setting, this property represents an excellent opportunity for buyers and is not to be missed.



HALLWAY 3'01" / 3'07" (0.94m / 1.09m )

W.C 2'11" x 5'0" (0.89m x 1.52m )

KITCHEN 6'01" x 9'11" (1.85m x 3.02m )

LIVING ROOM 17'11" x 12'10" (5.46m x 3.91m )

MASTER BEDROOM 9'02" / 12'02" x 12'10" (2.79m / 3.71m x 3.91m )

EN-SUITE 5'04" / 6'09" x 6'01" (1.63m / 2.06m x 1.85m )

BEDROOM TWO 8'01" x 12'09" (2.46m x 3.89m )

FAMILY BATHROOM 5'05" / 6'09" x 5'06" (1.65m / 2.06m x 1.68m )

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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

