



FFORDD DARWIN

BARRY

# FFORDD DARWIN

WATERFRONT, CF63 4RS

GUIDE PRICE

£325,000 - FREEHOLD



3 Bed



2 Bath



1216.32 sq ft

Positioned in the newest area of Ffordd Darwin, Barry, this delightful end terrace house presents an excellent opportunity for families and individuals alike. Spanning an impressive 1,216 square feet, the property boasts a well-thought-out layout that includes two spacious reception rooms, perfect for both relaxation and entertaining guests.

The house features three generously sized bedrooms, providing ample space for family living or the possibility of creating a home office. With two modern bathrooms and air conditioning in the living room and master bedroom. Also benefits from two parking spaces.

Situated in a new estate, this property benefits from contemporary design and amenities, making it an attractive choice for those seeking a fresh start in a vibrant community. The absence of a chain means that you can move in without delay, allowing you to settle into your new home with ease.

Ffordd Darwin is well-connected, offering easy access to local shops, schools, and parks, making it an ideal location for families. This end terrace house is not just a property; it is a place where memories can be made and cherished for years to come. Don't miss the chance to make this lovely house your new home.

**KITCHEN/FAMILY AREA**  
17'1" x 9'1"

**DINING ROOM**  
15'1" x 9'8"

**LOUNGE**  
15'1" x 10'8"

**BEDROOM TWO**  
15'1" x 8'09"

**BEDROOM ONE**  
15'1" x 10'9"

**BEDROOM THREE**  
15'1" x 9'1"

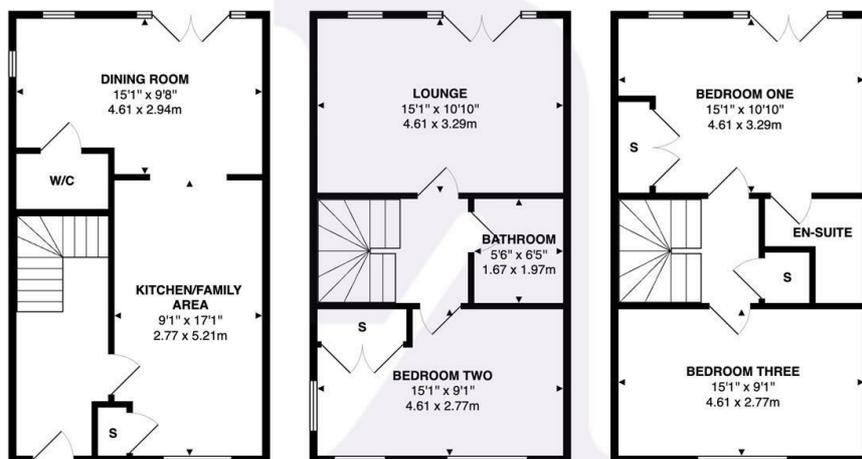




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Ffordd Darwin, Barry, CF63 4RS**



Total Area: 1231 ft<sup>2</sup> ... 114.4 m<sup>2</sup>

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS