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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Fford Pentre*

THE WATERFRONT



Comments by Mrs Samantha Draisey



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**Rhodfa Cambo, Barry, CF62 5BS**



Total Area: 1579 ft² ... 146.7 m²

All measurements are approximate and for display purposes only

Comments by the Homeowner





# Ffordd Pentre

*The Waterfront, Barry, CF62 5DP*

Guide Price

**£365,000**



4 Bedroom(s)



4 Bathroom(s)



1162.50 sq ft



Contact our  
***Knights Barry Branch***

01446 700222

Knights are delighted to offer for sale this beautifully presented, larger than average, mid townhouse with modern fitted kitchen, two reception rooms and three double bedrooms. This rare property built over its own private access point between houses, means that this home is a must see to appreciate the extra space. It can be found at the Quays, situated on Barry Waterfront and provides spectacular views across the famous Barry docks.

On the ground floor you will find a modern fitted kitchen with French doors to the front patio. There's also a study and W/C. Upstairs you will find an airy lounge and the master suite, boasting a large en-suite and walk in wardrobe. Two further double bedrooms, one with an en-suite and a shower room are on the top floor. Large windows and a Juliet balcony offering plenty of natural light throughout. Two allocated off road parking spaces to the rear with electric charging points fitted.



#### ENTRANCE

Via composite door leading into;

#### ENTRANCE HALLWAY

Wood effect flooring. Door leading into;

#### OPEN KITCHEN/DINING ROOM

UPVC double glazed patio doors to the front elevation with fantastic views of the docks and access onto the private patio area. \*Kitchen area comprising of a range of wall and base units with wood effect work surfaces over and undercounter lights. Stainless steel one and a half bowl sink and drainer with mixer tap over. Built in oven with four ring gas hob and extractor fan above. Integrated fridge, freezer, dishwasher and washing machine. Tiling to splash back areas. Tiling to floor.\* Ample room for dining furniture. Under stair storage cupboard. Radiator. Continuation of the wood effect flooring. Door leading to;

#### HALLWAY

Composite door to the rear giving access to the rear garden. Smoke detector. Staircase rising to the first floor landing with fitted carpet. Large built in storage cupboard housing the boiler. Radiator. Continuation of the wood effect flooring. Doors off to all rooms.

#### RECEPTION ROOM TWO/STUDY 8'11" x 6'1" (2.72 x 1.85)

UPVC double glazed window to the front elevation. Radiator. Fitted carpet.

#### DOWNSTAIRS W/C 5'4" x 2'9" (1.63 x 0.84)

Extractor fan. Low level W/C. Pedestal wash hand basin with mixer tap over. Tiling to splash back areas. Radiator. Tile effect flooring.

#### FIRST FLOOR LANDING

Smoke detector. Radiator. Fitted carpet. Stairs rising to second floor landing. Doors off to Living room and bedroom one.

#### LIVING ROOM 17'11" x 9'11" (5.46 x 3.02)

Two UPVC double glazed windows and patio doors with Juliette balcony to the front elevation; all providing peaceful views across the Barry Docks. Two Radiators. Fitted carpet.

#### BEDROOM ONE 18'1" x 10'1" (5.51 x 3.07)

Three UPVC double glazed windows to the rear elevation. Radiator. Fitted carpet. Open to Walk-in-wardrobe and a door leading to the en-suite.

#### EN-SUITE 8'10" x 5'1" (2.69 x 1.55)

Three piece suite comprising; Low level W/C, pedestal wash hand basin with mixer tap over and walk in double shower cubicle with wall mounted mixer shower. Tiling to splash back areas. Heated towel rail. Wood effect flooring.

#### WALK-IN-WARDROBE 8'11" x 4'9" (2.72 x 1.45)

Radiator. Power points. Fitted carpet.

#### SECOND FLOOR LANDING

Access to loft space (partially boarded). Radiator. Fitted carpet. Doors off to both bedrooms and bathrooms.

#### BEDROOM TWO 18'0" x 10'9" (5.49 x 3.28)

Three UPVC double glazed windows to the front elevation with the same views of the Docks. Large storage cupboard. Radiator. Fitted carpet. Door leading into;

#### EN-SUITE 7'11" x 4'8" (2.41 x 1.42)

Extractor fan. Three-piece suite comprising; low level W/C, pedestal wash hand basin with mixer tap over and walk in double shower cubicle with wall mounted mixer shower. Tiling to splash back areas. Radiator. Tile effect flooring.

#### BEDROOM THREE 18'0" x 10'2" (5.49 x 3.10)

Three UPVC double glazed windows to the rear elevation. Large storage cupboard. Two radiators. Fitted carpet.

#### FAMILY BATHROOM

Extractor fan. Three piece suite comprising; Low level W/C, Pedestal wash hand basin with mixer tap over and white panel bath with mixer tap and wall mounted shower attachment over. Tiling to splash back areas. Radiator. Tile effect flooring.

#### REAR GARDEN

Enclosed with brick wall and timber fencing. Laid with patio slabs and decorative stone chippings. Timber gate to the rear giving access to the two allocated parking spaces. Private lane to the front elevation.

#### FRONT GARDEN

Enclosed with brick wall. Laid with patio slabs and decorative stone chippings. Steps to the main docks walkway.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		86	
(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 	

