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## 28 Ffordd Penrhyn, Barry CF62 5DJ £225,000 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING B

Nestled in the charming area of Ffordd Penrhyn, Barry, this beautifully presented terraced house offers a delightful blend of comfort and convenience. With two spacious double bedrooms and a well-appointed family bathroom, this property is perfect for small families or professionals seeking a serene living environment.

Upon entering, you are greeted by a welcoming hallway that leads to a kitchen, which overlooks the front of the property, is designed for both functionality and style. The open plan living room is a standout feature, boasting French doors that seamlessly connect the indoor space to the lovely rear garden, making it an ideal setting for entertaining or relaxing, the ground floor also benefits from a W.C Cloakroom.

The first floor is home to two generously sized double bedrooms and a family bathroom which is well-equipped, ensuring that all your needs are met.

Outside, the property features a level Astro turfed lawned area complemented by a paved patio area and pathway leading to a raised decked area for additional seating, perfect for enjoying the outdoors. Additionally, there is designated parking for one vehicle at the front, providing ease and accessibility.

This home is ideally placed close to local amenities, popular school catchments, and the stunning Barry Island beach and parks. With easy access to link roads, commuting is a breeze. Viewing is essential to fully appreciate the charm and potential of this delightful property. Don't miss the opportunity to make this house your home.



## FRONT

Driveway with parking for one vehicle. Paved pathway leading to a composite front door. Laid Astro Turfed lawn. Laid decorative chippings.

## Entrance Hallway

4'11 x 5'00 (1.50m x 1.52m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Composite front door with obscured glass insert. Wood panelled door leading through to the kitchen.

## Kitchen / Breakfast

8'02 x 10'00 (2.49m x 3.05m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls. Wood laminate flooring. UPVC double glazed window to the front elevation. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops and upstands, breakfast bar. Porcelain tiled splashbacks. Integrated four ring gas hob. Stainless steel cooker hood. Integrated oven, integrated fridge / freezer, integrated washing machine. Stainless steel 1 1/2 bowl sink. Through opening to living room.

## Living

12'01 x 12'08 (3.68m x 3.86m)

Smoothly plastered ceiling with coving, smoothly plastered walls - part papered and decorative panelling. Wall mounted radiator. UPVC double glazed French doors leading out to the rear garden. Wood panelled door leading to a W.C. cloakroom. Through opening to kitchen / breakfast area.

## W.C Cloakroom

2'10 x 4'11 (0.86m x 1.50m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Wall mounted radiator. Ceramic tiled splashback. Wall mounted sink. Close Coupled Toilet.

## FIRST FLOOR

### First Floor Landing

6'00 x 6'02 (1.83m x 1.88m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Wood panel doors leading to bedrooms one and two. A further wood panelled door leading to the family bathroom. Fitted carpet staircase rising from ground floor.

### Bedroom One

7'11 x 11'11 (2.41m x 3.63m)

Smoothly plastered ceiling, smoothly plastered walls - part decorative panelled. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panel door leading through to the first floor landing.

### Bedroom Two

7'10 x 12'00 (2.39m x 3.66m)

Smoothly plastered ceiling, smoothly plastered walls - part papered. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Access to over stairs storage. Wood panel door leading through to the first floor landing.

### Family Bathroom

5'06 x 5'11 (1.68m x 1.80m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Ceramic tiled splashback's. Bath with thermostatically controlled shower overhead. Pedestal wash hand basin, close coupled toilet. Wood panel door leading through to the first floor landing.

## REAR

Enclosed rear garden, paved patio area and pathway. Astro Turfed Lawn. Raised decked area providing further room for garden furniture. Laid Decorative chippings to the boards. Space for Shed. Lane access to the rear.

## COUNCIL TAX

Council tax band C

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>98</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>	(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



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