



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA  
01446 736888 | enquiries@ninaestateagents.co.uk  
www.ninaestateagents.co.uk



## 46 Ffordd Penrhyn, Barry CF62 5DJ £300,000 Freehold

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

Situated in the charming area of Ffordd Penrhyn, Barry, this delightful terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house boasts two modern bathrooms, ensuring that morning routines run smoothly for everyone in the household. The layout of the property is thoughtfully designed, making the most of the available space while providing a sense of privacy and tranquillity.

Situated in a vibrant community, this home is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate a lively neighbourhood. The surrounding area offers a variety of shops, cafes, and recreational facilities, catering to all your daily needs.

This terraced house on Ffordd Penrhyn is not just a place to live; it is a wonderful opportunity to create lasting memories in a welcoming environment. Whether you are a upsizing or looking to settle down in a friendly community, this property is sure to impress. Do not miss the chance to make this charming house your new home.



## FRONT

Driveway parking for two vehicles. Pathway to composite double-glazed obscure glass front door.

## Hallway

Smooth plastered ceiling and walls, high-gloss tiled flooring, radiator. Doors to Office/Snug, Kitchen, and WC Cloakroom.

## Snug/Office

10'1 x 9'0 (3.07m x 2.74m)

Plastered ceiling and walls, wood-effect vinyl flooring. UPVC double-glazed window to front aspect. Wall-mounted radiator.

## Kitchen

13'0 x 12'9 (3.96m x 3.89m)

Plastered ceiling with inset spotlights and pendant lighting. Plastered walls, continuation of high-gloss tiled flooring. UPVC double-glazed window and French doors to rear garden. Space for dining table. Radiator. Understairs storage cupboard. Fitted with eye-level wall units and base units, laminate worktops. 1.5 bowl stainless steel sink with mixer tap and drainer. Combination boiler in cupboard. Plumbing for dishwasher and washing machine. Integrated electric oven with four-ring gas hob, stainless steel splashback, wall-mounted extractor. Space for fridge-freezer.

## W.C/Cloakroom

4'8 x 3'1 (1.42m x 0.94m)

Plastered ceiling and walls, continuation of high-gloss tiled flooring. Close-coupled toilet. Wall-mounted wash hand basin with mixer tap and tiled splashback. Wall-mounted radiator. Extractor fan.

## FIRST FLOOR

### Landing

Plastered ceiling and walls, fitted carpet flooring. Understairs storage. Fitted carpet stairs rising to Ground Floor. Doors to Living Room and Master Bedroom. Fitted carpet stairs rising to the first floor.

### Living Room

13'2 x 9'6 (4.01m x 2.90m)

Plastered ceiling and walls, fitted carpet flooring. UPVC double-glazed picture window to front with views over lawn, mature shrubbery, and play park. Media wall pre-wired for inset TV and inset electric fireplace. Wall-mounted radiator. Shelving to alcoves.

### Master Bedroom

13'0 x 9'5 (3.96m x 2.87m)

Plastered ceiling and walls, fitted carpet flooring. UPVC double-glazed window to rear aspect. Radiator. Door to En-suite.

### En-Suite

6'6 x 4'8 (1.98m x 1.42m)

Plastered ceiling and walls, wood-effect vinyl flooring. Close-coupled toilet. Pedestal wash hand basin with mixer tap and tiled splashback. Shower cubicle with bi-folding glass screen, tiled surround, mains-operated shower. Wall-mounted radiator. Extractor fan.

## SECOND FLOOR

### Landing

Smooth plastered ceilings and walls. Fitted carpet flooring. Airing cupboard storage. Doors to Bedrooms and Family Bathroom.

### Bedroom Two

13'11 x 10'6 (4.24m x 3.20m)

Plastered ceiling and walls, fitted carpet flooring. Radiator. UPVC double-glazed window to front aspect with views over green/lawns, play parks.

### Bedroom Three

13'11 x 9'7 (4.24m x 2.92m)

Smooth plastered ceiling, plastered walls, fitted carpet flooring. UPVC double-glazed window to rear garden. Wall-mounted radiator.

### Family Bathroom

6'4 x 5'5 (1.93m x 1.65m)

Plastered ceiling and walls, wood-effect vinyl flooring. Bath with twin taps and electric shower over; tiled splashbacks and bath surround. Pedestal wash hand basin. Close-coupled toilet. Vertical towel rail heater. Extractor fan.

## REAR GARDEN

Enclosed with feather-edge timber fencing. Paved patio and pathways. Flower borders with stone chippings. Artificial grass. Space for garden shed. Outside side tap. Gate to lane access.

## COUNCIL TAX

Council tax band E.

## 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

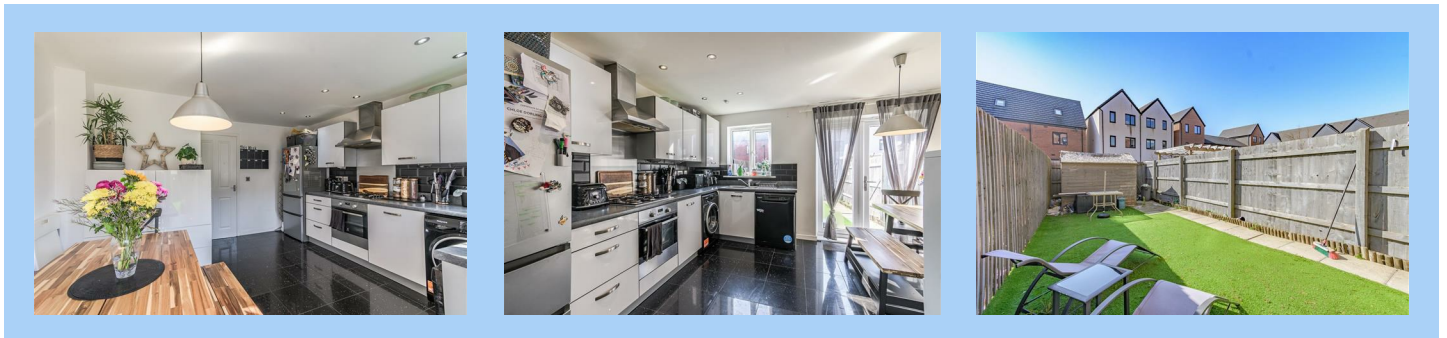
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(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			
EU Directive 2002/91/EC			
England & Wales			

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



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