



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA  
01446 736888 | [enquiries@ninaestateagents.co.uk](mailto:enquiries@ninaestateagents.co.uk)  
[www.ninaestateagents.co.uk](http://www.ninaestateagents.co.uk)



## 45 Ffordd Pentre, Barry CF62 5DN £325,000 Freehold

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

Nestled in the charming area of Ffordd Pentre, Barry, this delightful end-terrace house offers a perfect blend of comfort and scenic beauty. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a welcoming reception room, providing a warm and inviting atmosphere for both relaxation and entertaining.

One of the standout features of this home is its two bathrooms, ensuring convenience for all residents. The layout is thoughtfully designed to accommodate modern living, making it a practical choice for busy households.

As you step outside, you will be greeted by stunning waterside views at the front of the property, creating a serene backdrop that enhances the overall appeal of the home. Imagine enjoying your morning coffee while taking in the tranquil scenery.

Additionally, the property boasts parking for two vehicles, a valuable asset in this sought-after location. This feature adds to the convenience of living in this lovely home, allowing for easy access and peace of mind.

In summary, this end-terrace house on Ffordd Pentre is a wonderful opportunity for those looking to settle in a picturesque area of Barry. With its spacious bedrooms, multiple bathrooms, and beautiful waterside views, it promises a comfortable and enjoyable living experience. Do not miss the chance to make this charming property your new home.



## FRONT

Waterside views. Driveway providing parking for two vehicles. Laid to lawn. Planted established shrubbery with decorative laid bark. Wooden gate leading to a paved pathway to a composite front door. Side access to the rear garden.

## Entrance Hallway

7'01 x 10'04 (2.16m x 3.15m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. Fitted carpet staircase leading to the first floor. Wood framed doors leading to the living room, Kitchen dining and W.C Cloakroom. Access to storage. Composite front door leading to the front.

## Living Room

10'0 x 16'9 (3.05m x 5.11m)

Smoothly plastered ceiling, smoothly plastered walls. Wooden flooring. Wall mounted radiator. UPVC double glazed windows to the front and side elevation with waterside views. Wood framed door leading to the entrance hallway.

## Kitchen/Dining

9'9 x 5'11 (2.97m x 1.80m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Porcelain tiled splashback's, Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. UPVC double glazed French doors leading to an enclosed rear garden. A high gloss fitted kitchen, comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Integrated four ring gas hob, integrated oven. Stainless steel cooker hood. Integrated washing machine. Space for American fridge / freezer. Enclosed wall mounted combination boiler. Ample room for dining furniture. Wood framed door leading to the entrance hallway.

## W.C Cloakroom

3'05 x 6'00 (1.04m x 1.83m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls, half ceramic tiled splashbacks. Ceramic tiled flooring. Wall mounted radiator. Pedestal wash hand basin. Close coupled toilet. Wood framed door leading to the entrance hallway.

## FIRST FLOOR

### First Floor Landing

7'00 x 10'10 (2.13m x 3.30m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Wood framed doors leading to bedrooms one, two and bedroom three. A further wood framed door leading to the family bathroom. Fitted carpet staircase leading to the ground floor. Access to storage.

### Bedroom One

10'1 x 12'5 (3.07m x 3.78m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with water side views. Wood framed door leading to an en-suite shower room. Built in wardrobe. Wood framed door leading to the first floor landing.

### En-Suite Shower room

10'1 x 4'0 (3.07m x 1.22m)

Smoothly plastered ceiling with vent extractor, part smoothly plastered walls- part ceramic tiled splashbacks. Ceramic tiled flooring. Wall mounted radiator. Pedestal wash hand basin. Double shower with electric shower overhead. Close coupled toilet. Wood framed door leading to the first floor landing.

### Bedroom Two

9'9 x 9'5 (2.97m x 2.87m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front and side elevations with partial water side views. Built in wardrobe. Wood framed door leading to the first floor landing.

### Bedroom Three

9'9 x 7'0 (2.97m x 2.13m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with views over the rear garden. Wood panelled door leading to the first floor landing.

## Family Bathroom

7'0 x 5'8 (2.13m x 1.73m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Ceramic tiled splashbacks. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the front elevation. Pedestal wash hand basin. Bath with thermostatically controlled shower overhead. Close coupled toilet. Wood framed door leading to the first floor landing.

## REAR

Enclosed rear garden, Porcelain tiled terrace. Laid to lawn. Feather edged fencing surrounding. Side access to front drive.

## 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) <b>A</b>                          |           | <b>96</b> |
| (81-91) <b>B</b>                            | <b>84</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 |           |           |
| 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |



[www.ninaestateagents.co.uk](http://www.ninaestateagents.co.uk)

