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15 Ffordd Penrhyn, Barry CF62 5DH £230,000 Freehold

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

Situated in the desirable Barry Waterfront development, this charming end-terrace house presents an exceptional opportunity for modern living. With two well-appointed bedrooms, this property is perfect for first-time buyers, and small families.

Upon entering, you are welcomed by a bright hallway that leads to a contemporary fitted kitchen with integrated appliances, ideal for those who enjoy cooking and entertaining. The ground floor also features a convenient WC, enhancing the practicality of the home. The spacious through lounge/dining area serves as the heart of the property, bathed in natural light and featuring French doors that open onto a delightful enclosed garden. This outdoor space is perfect for enjoying sunny days or hosting gatherings with friends and family.

As you ascend to the first floor, you will discover two generously sized bedrooms, providing a peaceful retreat for rest and relaxation. A modern family bathroom completes this level, ensuring all your needs are met with style and comfort.

The property benefits from allocated parking for one vehicle, along with a well-maintained front garden featuring established shrubbery and a paved pathway. The rear garden is a true highlight, boasting a paved patio area and a laid lawn. Additionally, the garden offers lane access for added convenience.

Conveniently located near shops, local schools, and excellent transport links, this home is ideally situated for everyday living. The nearby scenic coastal walks provide a wonderful escape into nature, enhancing the appeal of this lovely property. Do not miss the chance to make this modern home your own in a thriving community.



FRONT

Driveway with parking for one vehicle. Paved pathway, Laid lawn. Composite front door leading to entrance hallway.

Entrance Hallway

4'06 x 5'01 (1.37m x 1.55m)

Smoothly plastered ceiling and smoothly plastered walls. Vinyl flooring. Wall-mounted radiator. Fitted carpet staircase rising to the first floor. Composite front door with obscure glass insert leading to the front. Wood panelled door leading through to the kitchen, living and dining area.

Kitchen / Living / Dining

12'02 x 22'02 (3.71m x 6.76m)

Smoothly plastered ceiling with inset lights and pendant lighting, smoothly plastered walls. Vinyl flooring. Wall-mounted radiators. UPVC double-glazed window to the front and UPVC double-glazed French doors leading out to the rear garden.

The kitchen comprises of wall and base units, wood laminate worktops and upstands, under counter lighting. Integrated four-ring gas hob, integrated oven, integrated stainless steel hood, integrated washing machine and space for a fridge freezer. Breakfast bar area and ample room for living furniture. Wood panelled door leading through to the entrance hallway, with a further wood panelled door leading to the WC.

W.C Cloakroom

2'10 x 4'11 (0.86m x 1.24m)

Smoothly plastered ceiling with vent extractor and smoothly plastered walls. Vinyl flooring. Wall-mounted radiator. Wall-mounted sink with ceramic tiled splashback, close-coupled toilet. Wood panelled door leading through to the kitchen, living and dining area.

FIRST FLOOR

First Floor Landing

6'00 x 6'03 (1.83m x 1.91m)

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

Bedroom One

7'09 x 12'02 (2.36m x 3.71m)

Smoothly plastered ceiling and smoothly plastered walls. Fitted carpet flooring, wall-mounted radiator. UPVC double-glazed window to the rear. Built-in wardrobes and wood panelled door leading to the landing.

Bedroom Two

7'09 x 12'02 (2.36m x 3.71m)

Smoothly plastered ceiling and smoothly plastered walls. Fitted carpet flooring. Wall-mounted radiator. UPVC double-glazed windows to the front. Wood panelled door leading to the first floor landing.

Family Bathroom

5'07 x 5'10 (1.70m x 1.78m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls and ceramic tiling. Vinyl flooring. Wall-mounted radiator. pedestal washbasin, close-coupled toilet and bath with electric shower overhead. Wood panelled door leading to the landing.

REAR

Enclosed rear garden, patio area, paved pathway. Laid to Lawn. Feather edged fencing surrounding. Space for storage shed. UPVC double glazed French doors leading to the living room. Side access to lane.

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

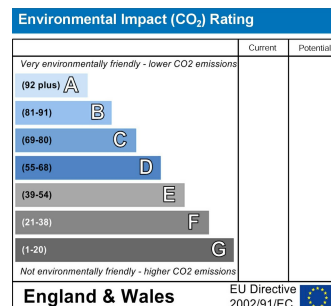
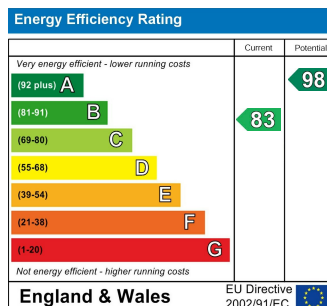
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PROCEEDS OF CRIME ACT 2002

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.



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