



# 76 Cei Tir Y Castell

Barry CF63 4DG

Price £165,000

HARRIS & BIRT



An attractive top floor two bedroom apartment ideally located along the water front within close proximity to local facilities including shops and schooling. The property briefly comprises: kitchen/living room with Juliet balcony overlooking the quay, master bedroom with en suite, a further double bedroom and a good sized bathroom. Further benefits include mains gas central heating via combination boiler, Upvc double glazing and an allocated car parking space.

The property is situated on the popular waterfront development and is within a short stroll of the beach and Barry Island's many local amenities including supermarkets, leisure facilities, schooling for all ages, restaurants and railway station. Furthermore the property is within walking distance of the Knap Gardens and lake, pebble beach, Watch Tower Bay, Romilly Park, coffee shops and cafés. Easy access to the main road network brings major centres within comfortable commuting distance including the capital city of Cardiff, Swansea, Bridgend, Llantrisant etc.

### Accommodation

#### Communal Entrance

Entered via UPVC glass fronted door. Letterboxes fixed to the front of the building. Leads into communal hallway. Stairs leading to all floors.

#### Entrance Hall

The property is entered from the communal hallway via solid front door into into inner hall. Vinyl flooring. Radiator. Telecom system to remotely open main external door. Storage/cloaks cupboard. Doors to bathroom, master bedroom, bedroom 1 and to kitchen / living room.

#### Kitchen/Living Room 20'01" x 9'03" (6.12m x 2.82m)

Modern kitchen with features to include: range of wall and base units with laminate worktops and matching upstands. Inset 4 ring gas hob with wall mounted extractor hood over and under counter Electrolux electric oven. Single bowl sink with drainer and hot & cold mixer tap. Space for freestanding fridge/freezer. Space for undercounter washing machine. Peninsular breakfast bar seating. Plinth lighting. Vinyl flooring. Ceiling spotlights. Open plan living room with Juliet balcony offering views over the waterfront. Cupboard housing Ideal Logic gas combination boiler. Carpet flooring. Radiator. Pendant ceiling light.

#### Master Bedroom 12'03" x 8'02" (3.73m x 2.49m)

Large picture window offering views over the waterfront. Carpet flooring. Radiator. Pendant ceiling light. Loft access hatch. Door to:

#### En suite

Modern suite comprising fully tiled shower cubicle with mains connected shower and folding glass door. Pedestal wash hand basin with hot and cold taps and tiled splashback. Low level, dual flush wc. Vinyl flooring. Radiator. Extractor.

#### Bedroom Two 11'04"x 9'02" (3.45mx 2.79m )

Large window overlooking rear. Carpet flooring. Radiator. Pendant ceiling light.

#### Bathroom 6'06" x 5'08" (1.98m x 1.73m)

Modern three piece suite in white comprising panelled bath with tiled walls, wall mounted Mira electric shower and glass screen, pedestal wash and basin with hot and cold taps and tiled splashback, low level, dual flush wc. Obscure glazed window to rear with tiled deep sill and roller blind. Vinyl flooring. Radiator. Extractor. Pendant ceiling light.

#### Outside

Outside the property there is one numbered allocated parking space. There is plenty of additional public parking spaces on the waterfront.

#### Services & Tenure

Mains gas, electricity, water and drainage.

Ground Rent approx. £123 Per Annum

Annual local estate service charge approx. £1681 per annum

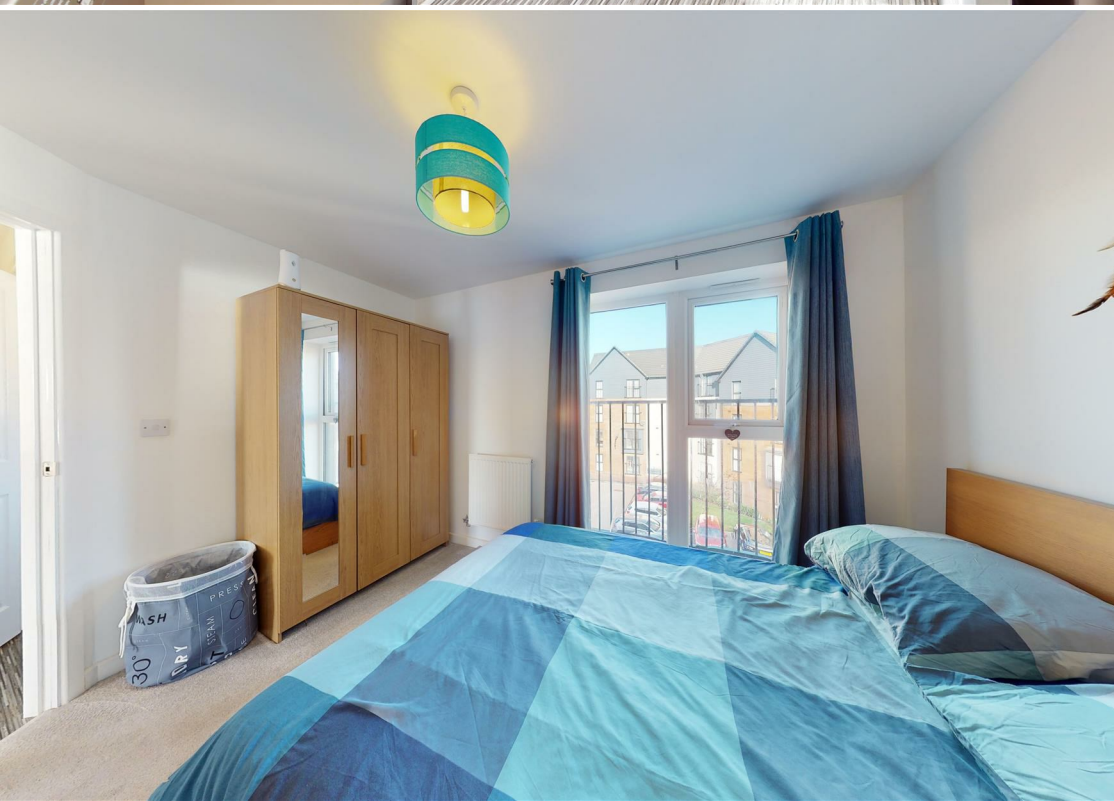
Annual estate service charge approx £125 per annum

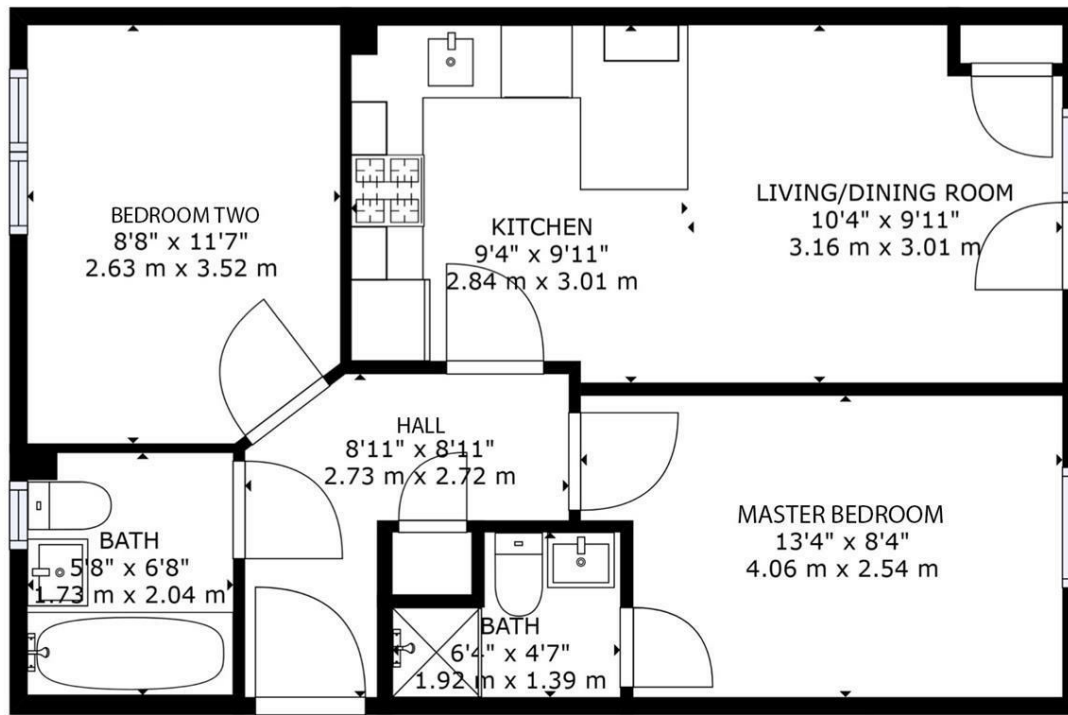
Lease 999 years from 1st Jan 2015

#### Directions

From our office at 67 Cowbridge High Street. Take the A48 towards Cardiff. Once you reach the traffic lights at five mile lane take the right turning towards Barry on the A4226. At the roundabout take the 2nd exit on to the B4266 (Pontypridd Rd.) At the roundabout, take the 1st exit onto Jenner Rd/A4050. In 0.2 miles turn right onto Trinity St. In 0.3 miles turn left onto Broad St/A4055. At the roundabout, take the 3rd exit. Continue onto Gladstone Bridge. At the roundabout, take the 1st exit onto Ffordd Y Mileniwm. At the roundabout, take the 3rd exit onto Y Rhodfa. Take the next right and park in the public parking on the waterfront. Number 76 is on the third floor, however for viewing appointments a member of our staff will meet you at the main door.







FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 530 sq. ft, 49 m<sup>2</sup>  
TOTAL: 530 sq. ft, 49 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

