



Flat 3, 86 Kingsland Crescent

Barry, CF63 4JS

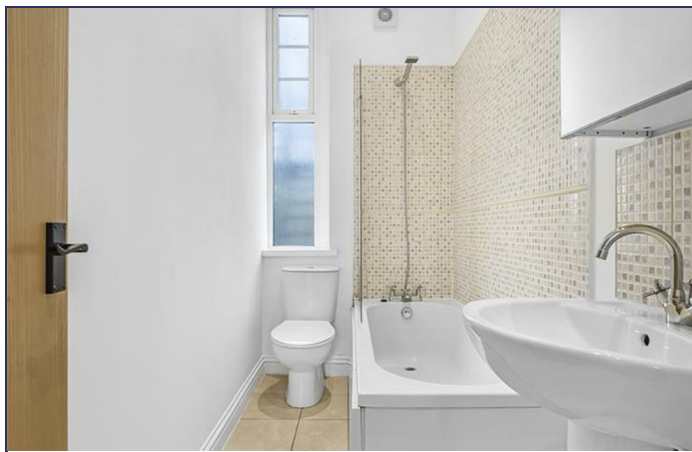
Price £79,950

HARRIS & BIRT



An attractive, ground floor, one bedroom apartment situated within easy walking distance of Barry Town Centre and all it's local amenities. The accommodation found in good order briefly comprises; entrance hall, open plan kitchen/living/dining room, double bedroom and bathroom set across one floor. Further benefits include UPVC double glazed windows, integrated appliances, telephone intercom and well appointed kitchen and bathroom.

The property is situated in Barry offering excellent primary and secondary school catchment. Close proximity to local amenities including The Goodsheds and all it has to offer, as well as Academy Espresso Bar. Within close proximity to Porthkerry Park, The Knap and Barry Island. Barry has excellent access links through to Cardiff and the rural Vale of Glamorgan via the newly constructed five mile lane and easy link to M4 corridor.



Accommodation

Ground Floor

Entrance Hall

The property is entered via composite front door to open entrance hall. Skimmed walls. High level ceiling with LED spotlighting. Fitted carpet. Communicating doors to all first floor rooms. RCD fuse board housed to wall at high level.

Kitchen/Living/Dining Room

An attractive open plan kitchen/living/dining room with oversized UPVC double glazed bay fronted window. Skimmed walls and high level ceilings. LED chrome spotlighting. Modern shaker style fitted kitchen with a range of fitted wall and base units with chrome handles. Mottle effect worksurfaces with features including integrated under counter fridge. Integrated undercounter freezer. Chrome sink and drainer with chrome mixer tap. Integrated washer dryer behind matching decor panel. Electric four ring hob and underset electric fan oven. Chrome chimney extractor. Range of fitted wall units. White tiled splashbacks. LVT flooring runs through to fitted carpet. Range of fitted radiators. Telephone intercom system.

Bedroom One

Good sized double bedroom with UPVC double glazed window to rear elevation. Skimmed walls and ceiling with LED spotlights. Fitted carpet. Fitted radiator. Cupboard housing hot water pressure cylinder and heating controls.

Bathroom

Three piece suite in white comprising panelled bath

with integrated chrome mixer tap and shower head attachment. Low level dual flush WC. Pedestal wash hand basin with chrome mixer tap. Tiled splashbacks. Chrome heated towel rail. Further skimmed walls and ceilings with LED spotlighting. UPVC double glazed opaque window to rear elevation. Tiled flooring.

Further Information

The property is accessed from the front via a Georgian pillared portico entrance to a communal hallway with the property being on the ground floor to the left of the communal stairwell.

Outside

The property benefits from on street parking and access to the rear communal gardens via the internal communal door.

Services & Tenure

The property is sold on a leasehold basis with 106 years remaining on the lease. Service charge is circa £540 per quarter.

Directions

From our offices at Cowbridge travel along the A48, then turn onto the 5 mile lane. At the roundabout take the second exit onto Pontypridd Road. At the next roundabout take the first exit onto Jenner Road. Then right down Trinity Street until you reach the end of the road. Turn left onto Broad Street and when you reach the roundabout take the second exit and then go around the road and turn onto Dock View Road. Follow this road and take a left onto Kingsland Crescent. Continue on this road until the bend and the property will be on your right. There will be a Harris & Birt board outside.







HARRIS & BIRT

CHARTERED SURVEYORS & ESTATE AGENTS



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



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