

# KNIGHTS



Residential & Commercial Sales and Letting Agents



## Buttrills Road

Barry, Barry, CF62 8DD

£149,950

KNIGHTS are delighted to offer the sale of this sizeable apartment on Gladstone Garden Court, Buttrills Road. It benefits from two double bedrooms, separate living room and kitchen and fantastic views of the nearby Gladstone Gardens. Situated in an ideal location, close to locals shops, public transport routes and other amenities.

Property briefly comprising; Communal entrance and hallway. Flat entrance hallway, Living room, Kitchen, Bathroom and two double bedrooms. Private balcony.

### Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



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## COMMUNAL ENTRANCE

## COMMUNAL HALLWAY

## APARTMENT ENTRANCE

Via wooden door leading into;

## ENTRANCE PORCH

Fitted carpet. Door into;

## HALLWAY

Access to loft space. Coving to ceiling. Radiator. Fitted carpet. Doors off to all rooms.

## LIVING ROOM

14'2" x 13'4"

Sliding doors to the rear elevation overlooking the Gladstone Gardens and leading onto the balcony. Coving to ceiling. Radiator. Fitted carpet.

## BALCONY

## KITCHEN

10'10" x 8'8"

UPVC double glazed window to the rear elevation with views of the Gladstone Gardens. Coving to ceiling. Range of wall and base units with work surfaces over. Built oven with four ring electric hob and extractor fan above. One and a half bowl sink and drainer with mixer tap over. Tiling to splash back areas. Ample space and plumbing for under counter white goods. Large storage cupboard housing the wall mounted combination boiler. Tile effect flooring.

## BEDROOM ONE

12'4" x 10'9"

UPVC double glazed window to the front elevation. Coving to ceiling. Radiator. Fitted carpet.

## BEDROOM TWO

9'4" x 8'9"

UPVC double glazed window to the front elevation. Coving to ceiling. Radiator. Fitted carpet.

## BATHROOM

UPVC double glazed obscure window to the side elevation. Coving to ceiling. Three piece suite comprising; Low level W/C, Pedestal wash hand basin with mixer tap over and bath with mixer tap and shower attachment over. Tiling to splash back areas. Radiator. Vinyl flooring.

## OUTSIDE

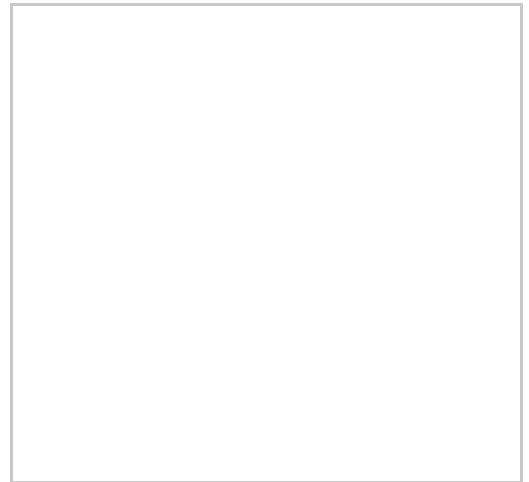
### Lease Details

West Quay Property Management Approx 155 years remaining on the lease. The lease charges are £75 monthly maintenance fee with a ground rent of £1. All leaseholders own a 12th of the freehold. The management company is West Quay.

## Area Map



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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