



MAPLE CLOSE

BARRY

MAPLE CLOSE

, C F 62 9B X

£120,000 -

LEASEHOLD



2 Bed



1 Bath



sq ft

Welcome to Maple Close, Barry - a charming location for this delightful flat that is sure to capture your heart! This lovely property boasts a spacious ground floor layout with one reception room, great kitchen, two cosy bedrooms, and a modern bathroom.

Situated in a peaceful area, this flat offers a tranquil living experience with its enclosed gardens, providing a private sanctuary that is not overlooked by neighbouring properties. The well-presented interior is perfect for those seeking a comfortable and inviting living space.

Whether you are looking for a starter home, a peaceful retreat, or a smart investment opportunity, this flat at Maple Close has the potential to fulfil your desires. Don't miss out on the chance to make this wonderful property your own!

COMMUNAL ENTRANCE

FLAT ENTRANCE

Via composite door with decorative obscure glass panels leading into;

HALLWAY

9'10" x 2'8"

Wood effect flooring. Doors off to kitchen and living room.

KITCHEN

9'7" x 9'0"

UPVC double glazed window to the rear elevation. Coving and spotlights to ceiling. Modern range of base units with work surfaces over. Stainless steel sink and drainer with mixer tap over. Built in oven with four ring gas hob and extractor fan above. Tiling to splash back areas. Ample space for white goods and upright fridge/freezer. Large built in storage cupboard. Tiling to floor.

LIVING ROOM

15'9" x 11'7" door 8'10"

UPVC double glazed windows to the front elevation. Feature wood paneling to one wall. Radiator. Continuation of the wood effect flooring. Door into;

INNER HALLWAY

7'9" x 2'11"

Wood effect flooring. Doors off to all rooms.

BEDROOM ONE

11'7" x 14'1" door 12'5"

UPVC double glazed window to the front elevation. Wall lights. Radiator. Fitted carpet.

BEDROOM TWO

11'4" door 9'9" x 6'6"

UPVC double glazed window to the rear elevation. Coving and spotlights to ceiling. Radiator. Fitted carpet.

BATHROOM

9'9" x 4'10"

UPVC double glazed obscure window to the rear elevation. Coving and extractor fan to ceiling. Three piece suite comprising; Low level W/C, Vanity unit housing the wash hand basin with mixer tap over and bath with mixer tap and shower attachment over. Tiling to dado height. Heated towel rail. Tiling to floor.

COMMUNAL GARDENS

TENURE

£10 per Annum Ground rent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Maple Close, Barry, CF62 9BX

All measurements are approximate and for display purposes only



BARRY & THE VALE'S HOME FOR

STYLISH SALES
& LETTINGS



KNIGHTS