



MAES-Y-COED

BARRY



# MAES-Y-COED

BARRY, CF 62 6TA

OFFERS IN EXCESS OF

£180,000 - LEASEHOLD - SHARE OF FREEHOLD

 1 Bed

 1 Bath

 486.00 sq ft

Welcome to this charming ground floor flat located in the picturesque Maes-Y-Coed area of Barry. This purpose-built property boasts one reception room, one cosy bedroom, and a well-appointed kitchen.

As you step into this lovely flat, you are greeted by unbeatable sea views that will surely take your breath away. Imagine waking up to the soothing sound of the waves and enjoying your morning coffee with a stunning view of the sea right from your living room.

Convenience is key with the beach literally on your doorstep, offering you the perfect opportunity for leisurely strolls along the shore or relaxing picnics by the water.

Additionally, this property comes with a garage, providing you with secure parking and extra storage space—a rare find in this area.

Don't miss out on the chance to own this delightful flat with its tranquil surroundings and mesmerising sea views. It's a perfect retreat for those seeking a peaceful coastal lifestyle. Contact us today to arrange a viewing and make this seaside dream a reality.

## COMMUNAL ENTRANCE

### FLAT ENTRANCE

Secure wooden door leading into;

### PORCH

7'07" x 4'04"

UPVC double glazed obscure window to the side elevation. Coving to ceiling. Wood effect flooring. Secure door leading into;

### HALLWAY

4'11" x 3'04"

Coving to ceiling. Smoke detector. Wood effect flooring. Doors off to all rooms.

### LIVING ROOM

17'03" x 10'06"

UPVC double glazed window and door to the rear elevation with unbeatable sea views and access to the communal gardens. Coving to ceiling. Wall lights. Radiator. Wood effect flooring. Door into;

### KITCHEN

10'06" x 7'01"

UPVC double glazed window to the side elevation. Coving to ceiling. Range of wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap over. Slot in cooker with four ring electric hob and extractor fan above. Integrated fridge/freezer and washing machine. Radiator. Wood effect flooring.

### BEDROOM

11'01" (12'11") x 8'10"

UPVC double glazed window to the rear elevation with views of the nearby beaches and beyond. Coving to ceiling. Range of fitted furniture including; wardrobes, over-bed storage, drawers and vanity unit. Further storage cupboard. Radiator. Wood effect flooring.

### SHOWER ROOM

8'08" x 7'0"

UPVC double glazed obscure window to the side elevation. Three piece suite comprising; low level W/C, Pedestal wash hand basin with twin taps over and a corner shower cubicle with wall mounted shower. Large built in storage cupboard housing the wall mounted combination boiler. Tiling to splash back areas. Heated towel rail. Wood effect flooring.

### GARAGE

### TENURE

999 year lease from 1995 approx. 970 years left

Ground rent - £15pa

Service charge - £830pa

### COUNCIL TAX

Band C

### SCHOOL CATCHMENT

My English medium primary catchment area is High Street Primary School

My English medium secondary catchment area is Whitmore High School





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**Glan Hafren, Maes-y-coed, Barry, CF62 6TA**

Total Area: 45.1 m<sup>2</sup> ... 486 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS