



Prestbury  
Apartments  
1-12  
Heol Broadland

# HEOL BROADLAND

BARRY

# HEOL BROADLAND

, C F 62 5A E

£135,000 -

LEASEHOLD



1 Bed



1 Bath



484.00 sq ft

Welcome to this property located in Heol Broadland, Barry. This delightful flat boasts one reception room, one bedroom, and a well-appointed bathroom, making it a perfect cozy retreat for individuals or couples.

Situated in the first phase of the waterfront development, this property offers not just a home but a lifestyle. The location is truly exceptional, with easy access to all the amenities one could desire.

The flat is beautifully presented, offering a modern and stylish living space that is ready to be moved into without the hassle of a chain. Additionally, the designated parking ensures convenience and peace of mind for residents.

Don't miss the opportunity to make this lovely flat your own and enjoy the benefits of living in such a prime location. Contact us today to arrange a viewing and take the first step towards owning a piece of this vibrant waterfront community.

## COMMUNAL HALLWAY

### FLAT ENTRANCE

Via wooden door leading into;

### HALLWAY

Smoke detector. Two large storage cupboards. Radiator. Wood effect flooring. Doors off to all rooms.

### LIVING ROOM

14'06" x 11'11"

UPVC double glazed windows to the front and side elevation. Two radiators. Wood effect flooring. Door into;

### KITCHEN

11'11" x 7'02"

UPVC double glazed window to the side elevation. Range of wall and base units with work surfaces over. Tiling to splash back areas. Built in oven with four ring gas hob and extractor fan above. Wall mounted combination boiler (2 years old). Ample space and plumbing for white goods. Large pantry cupboard. Wood effect flooring.

### BEDROOM

11'02" x 8'09"

UPVC double glazed window to the front elevation. Radiator. Wood effect flooring.

### SHOWER ROOM

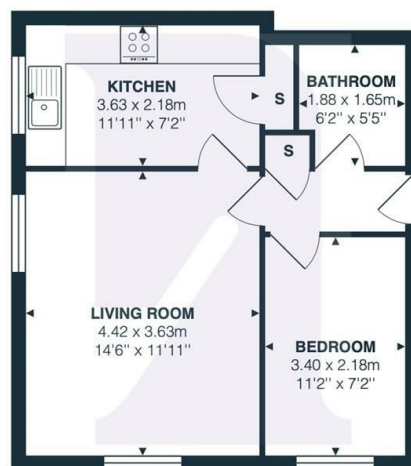
6'02" x 5'05"

Extractor fan. Low level W/C. Pedestal wash hand basin with mixer tap over. Walk in double shower cubicle. Tiling to splash back areas. Shaving points. Radiator. Vinyl flooring.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Heol Broadland, Barry, CF62 5AE

Total Area: 38.8 m<sup>2</sup> ... 417 ft<sup>2</sup>

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS