



RHODFA'R GWAGENNI

BARRY

R H O D F A ' R

, C F 63 4A W

OFFERS OVER

£135,000 - LEASEHOLD



1 Bed



1 Bath



409.00 sq ft

Welcome to this beautiful ground floor flat located in Ty Cwmpas. This immaculately presented property boasts an open plan Living room and Kitchen, one spacious bedroom, and a modern bathroom.

Situated in a convenient location, this flat is just a stone's throw away from local shops, doctors' offices, and public transport links, ensuring that you have everything you need right at your doorstep. The new acoustic double glazing throughout the property not only provides peace and quiet but also helps in keeping the space warm and energy-efficient.

One of the standout features of this flat is the smart heating system, allowing you to control the temperature of your home with ease and efficiency. Whether you're looking for a snug retreat during the winter months or a cool oasis in the summer, this feature ensures that you'll always be comfortable in your new abode.

Don't miss out on the opportunity to own this delightful flat that offers both convenience and comfort in a prime location.

COMMUNAL ENTRANCE

Secure door with intercom system leading into communal hallway.

FLAT ENTRANCE

Via door into;

HALLWAY

Two large storage cupboards; one housing the hot water tank. Wall mounted heater. Wood effect flooring. Doors off to all rooms.

OPEN PLAN LIVING/KITCHEN

20'01" x 11'10"

LIVING ROOM -

UPVC double glazed acoustic (soundproof) window to the front elevation. Two wall mounted smart heaters. Wood effect flooring.

KITCHEN -

Range of modern wall and base units with work surfaces over. Sink and drainer with mixer tap over. Built in oven with four ring induction hob and extractor fan above. Integrated fridge and freezer. Ample space and plumbing for under counter white goods with concealing cupboards. Marble effect tiling to splash back areas. Continuation of the wood effect to floor.

BEDROOM

11'11" to wardrobes x 9'05"

UPVC double glazed acoustic (Soundproof) windows to the front elevation. Range of built in wardrobes with sliding doors. Wall mounted heater. Wood effect flooring.

SHOWER ROOM

7'02" x 5'06"

Tiling to all walls. Three piece suite comprising; Low level W/C, Vanity unit housing the wash hand basin with mixer tap over and walk-in double shower cubicle with waterfall and handheld shower over. Extractor fan. Shaving points. Heated towel rail. Tiling to floor.

TENURE

Leasehold - Ground Rent £150 per annum. Service Charge £135 per calendar month approximately.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	85
(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	



Ty Cwmpas, Rhodfa'r Gwagenni, Barry, CF63 4AW

Total Area: 40.3 m² ... 434 ft²

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES
& LETTINGS



KNIGHTS