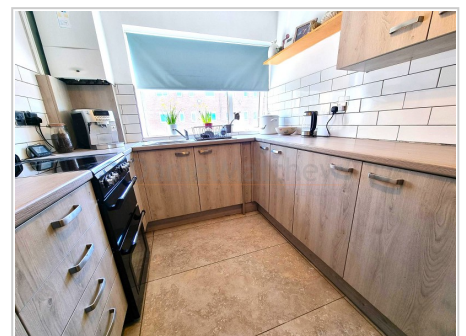


Flat 25 Howard Court  
Off Pontypridd Road  
Barry  
Vale Of Glamorgan  
CF62 7NP

£170,000



- WELL PRESENTED
- TWO BEDROOMS
- REPLACED KITCHEN
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- WEST END LOCATION
- CLOSE TO AMENITIES
- SINGLE GARAGE



Ref: PRB10347

Viewing Instructions: Strictly By Appointment Only

## General Description

WEST END LOCATION. Daniel Matthew are pleased to offer to market this well presented first floor apartment. Comprising of communal hallway, inner hallway, lounge/diner, kitchen, two bedrooms and a family bathroom. The property is South facing so lets in lots of light. Double glazed, gas central heating, recently replaced kitchen and a single garage. Close to all local amenities including shops and public transport. A short distance to Barry Island seaside resort and Porthkerry Park. Viewing's are highly recommended to fully appreciate. To book an appointment call 01446 502806.

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## Accommodation

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### Communal hallway

Enter through door with glazed side panel. Stairs leading to first floor. Meter cupboards. Door into :-

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**Hallway (2' 09" x 18' 05" Max) or (0.84m x 5.61m Max)**

Ceramic tiled flooring. Flat plastered walls. Single pendant light fitting. Two built in storage cupboards. Doors into :-

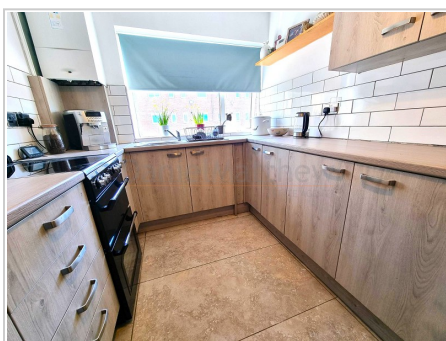
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**Lounge/Diner (11' 09" x 17' 04") or (3.58m x 5.28m)**

Continuation of ceramic tiled flooring. Radiator Flat plastered walls and ceiling. Radiator. Large double glazed picture window to front with vertical blind.

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**Kitchen (11' 09" x 7' 08") or (3.58m x 2.34m)**

Continuation of flooring. A range of base and eye level units with complementing work surfaces. Inset single drainer sink with mixer tap over. Spaces for slot in cooker and fridge/freezer. Tiling to splash backs. Window to side. Wall mounted boiler.

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**Bedroom One (12' 01" Max x 10' 05" Max) or (3.68m Max x 3.18m Max)**

Fitted carpet, window to front. Radiator. A range of wardrobes to remain.

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## Bedroom Two (9' 05" Max x 9' 07" Max) or (2.87m Max x 2.92m Max)

Fitted carpet, radiator. Built in wardrobe. Window to side with vertical blind. Neutral decor.



## Bathroom

Ceramic tiled flooring. A three piece suite in white. Comprising of close coupled WC, wash hand basin inset into a vanity unit and a panelled bath with shower over and glass shower screen. Fully tiled walls.

## Garage

Single sized garage with up and over door.

## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is Leasehold

Length of lease: 985.

## Ground Rent

0

## Service Charge

1,000

## Council Tax

Band Not Specified

Deposit: £0.00



*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*