

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



Y RHODFA  
BARRY WATERFRONT



**COUNCIL TAX**  
Band E

**TENURE**




we have been advised by our seller client that the property has approximately 101 years remaining with a 125 year lease from 2001. We have also been advised the the annual service charge is 1£894 per annum. Your legal representative will confirm this information as part of the management pack.





## Y RHODFA

BARRY WATERFRONT, CF63 4BE -  
£185,000

 2 Bedroom(s)  2 Bathroom(s)  893.41 sq ft

A lovely top floor front line apartment located on Barrys Waterfront Development. This top floor two bedroomed apartment is situated on the sought after water front development close to local amenities including Morrisons supermarket, doctors surgery and train station with easy links to Cardiff. This property comprises of an entrance hallway, lounge/dining room, fitted kitchen, two bedrooms with en suite to master bedroom, separate bathroom and large walk in storage cupboard. Benefitting from double glazing, gas central heating, balcony with views towards the Bristol Channel and beyond.

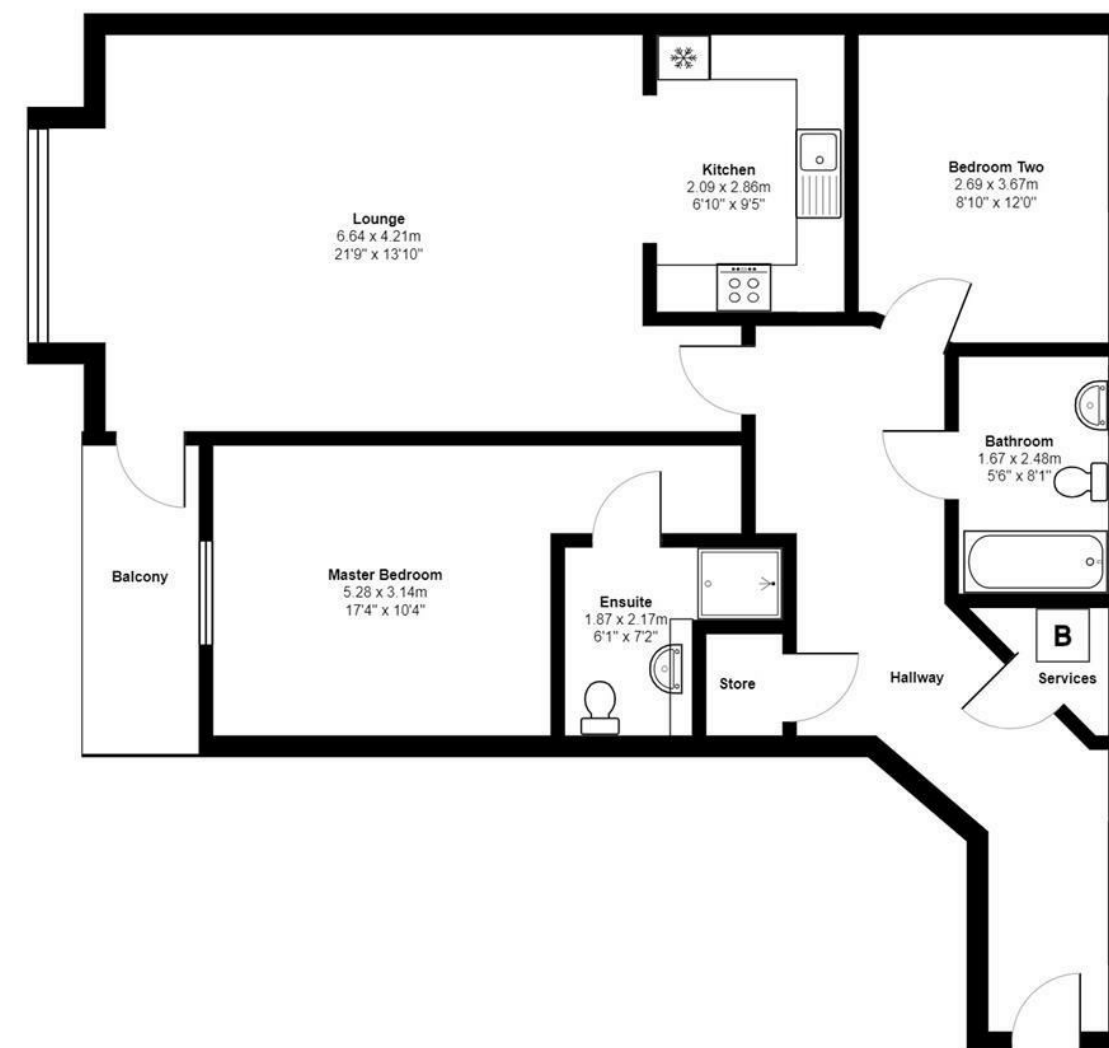


### PROPERTY SPECIALIST

Mr Julian Preston  
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Senior valuer



Y Rhodfa, Barry



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	