

**Property Name:**  
**75 Neptune Road**  
**Barry**  
**CF62 5BR**

**Price:**  
**£150,000**

**Qualifier:**  
**Asking price**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

## The Bullet Points

- No Chain
- Secure entry system for enhanced safety
- Convenient outdoor storage space is akin to a porch
- Contemporary nude toned open-plan kitchen diner
- Two sizable bedrooms, with the master featuring an ensuite shower
- Breathtaking waterfront views
- Dedicated allocated parking space
- Spacious hallway with built-in storage solutions
- French doors in the dining area showcase the waterfront
- Sleek, modern family bathroom in immaculate white



# The Main Text

\*\*\* NO CHAIN \*\*\*

Nestled atop the new building that graces Neptune Road, this two-bedroom apartment captures the essence of waterfront living in Barry. Unveiling picturesque views that soothe the soul, every inch of this apartment has been meticulously designed to reflect modern elegance.

As you approach the property, an allocated parking space ensures ease and convenience, while the security entry provides peace of mind for its residents. The outdoor storage space, reminiscent of a classic porch, offers additional room for your essentials before entering the apartment.

## Top Floor

Upon entering, you're immediately greeted by a spacious hallway, which boasts integrated storage - perfect for the contemporary dweller looking to minimize clutter. Venture further, and you'll embrace an open-plan kitchen diner, radiant in its nude finish. Modernity meets functionality in this kitchen, ensuring every culinary adventure is an exquisite experience. French doors augment this space with natural light and sweeping waterfront views. Large balcony easily placing a table and chairs to enjoy the Barry weather.

The apartment offers two generous double bedrooms. The master stands apart, offering an intimate ensuite with a refreshing shower. For other moments of relaxation, the family bathroom shines in immaculate white, echoing the apartment's commitment to modern aesthetics.

## Additional Information

Tenure: Leasehold

EPC: B

Council Band: C

Lease term 999

Lease left 994

Ground rent is £142.99 PA

The service charge is £1100 PA

NHBC from warranty 01/2018 - 5 years left

## Local Area

Barry, a coastal gem in the Vale of Glamorgan, offers its residents a harmonious blend of historic charm and modern conveniences. From its iconic Barry Island Pleasure Park to the pristine beaches, there's a recreational space for every nature lover. The town is dotted with quaint cafes, boutique shops, and vibrant eateries, making it a hub for food enthusiasts and shoppers alike. Commuters appreciate the efficient transport links connecting Barry to Cardiff and other major cities, while families value quality schools and community events. The locale boasts a rich maritime history, which is palpable along the docks, making it a delightful place for the history buff and the leisurely walker. Barry is more than just a town; it's a community where the coastal allure meets the comforts of town living.

## Schools

Barry boasts a selection of schools that cater to a diverse range of educational needs, underlining its commitment to fostering a well-rounded community. From primary to secondary institutions, the schools here are known for their dedication to academic excellence and holistic development. Many of these schools are regularly lauded for their outstanding Ofsted ratings, thanks to their seasoned teaching staff, comprehensive curriculums, and state-of-the-art facilities. Beyond academia, these institutions champion many extracurricular activities, ensuring that students have ample opportunities to hone their talents and interests. Furthermore, the strong community spirit of Barry extends into its schools, with parents and local businesses often collaborating for fundraising events and community projects. For families prioritizing education, Barry offers a nurturing environment where learning and community growth go hand in hand.

## Transport Links

Transportation in Barry is a testament to the town's coastal charm and urban efficiency. The Barry Railway Station is well-serviced by the city, which provides regular and swift connections to Cardiff, making daily commutes or weekend trips to the capital city hassle-free. Bus services, operated by several regional companies, crisscross the town and extend to neighbouring areas, ensuring residents can quickly move around. Additionally, the road network around Barry is robust, with major roads and highways connecting it to other vital regional destinations. For those seeking adventures beyond the local horizon, Cardiff Airport is a short drive away, offering both domestic and international flights. With a mix of rail, road, and air links, Barry's transport network ensures residents and visitors can navigate the area conveniently and quickly.

## Get pre-approved for a mortgage

A pre-approval letter from a lender will give you a better idea of how much you can afford to spend on a property. This will also give you an advantage when making an offer on a property, as the seller will know you have already been approved for a mortgage.

## Local Estate Agent - Conrad Binding

RE/MAX Estate Agents Barry is a local estate agency in Barry, Wales. As a self-employed estate agent, the business operates with over a decade of experience in the industry.

RE/MAX Estate Agents Barry specializes in helping clients buy and sell properties in the local area. They offer a range of services to clients, including property valuations, property listings, property management, and negotiating offers.

One unique aspect of RE/MAX Estate Agents Barry is their love for dogs. They understand the importance of pets in the home buying and selling process and welcome furry friends into their office.

Overall, RE/MAX Estate Agents Barry is a reliable and experienced estate agency business that focuses on providing quality service to its clients in the Barry area.

If you are interested in getting any advice, please contact the local agent - Conrad Binding.



**RE/MAX**  
PROPERTY HUB

75 Neptune Road, Barry, CF62 5BR

# The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



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Floor Plan



Total floor area 48.4 sq.m. (521 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



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