

# The Overview

Property Name:

**Ty Capstan**

**2 Rhodfa'r Gwagenni**

**Barry**

**CF63 4AU**

Price:

**£130,000**

Qualifier:

**Asking price**



# The EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	82
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

- Two Bedrooms
- Family Bathroom
- Two Parking Spaces
- Modern Kitchen
- Located at the Waterfront
- Ensuite Shower Room
- Open-Plan Kitchen/Lounge
- Storage cupboards
- Spacious Hallway
- Short Distance to Barry Island



# The Main Text

Welcome to Ty Capstan, a stunning two-bedroom apartment near Barry's picturesque waterfront. This beautiful residence offers an inviting and comfortable living space, complemented by the convenience of two dedicated parking spaces and additional visitor parking.

Upon entering, you are greeted by a warm and welcoming entrance hall, setting the tone for the rest of the apartment. The rear of the property features a bright and spacious open-plan kitchen and lounge area. The modern kitchen boasts stylish wooden cupboards and sleek black worktops, creating a contemporary and functional cooking space. The lounge area benefits from ample natural light, thanks to the large windows, making it an ideal place to relax and entertain.

The apartment comprises two generously sized bedrooms, providing ample space for rest. The main bedroom includes an ensuite shower room, offering privacy and convenience. A well-appointed family bathroom serves the rest of the apartment, ensuring all your needs are met.

Two built-in cupboards in the hallway provide additional storage, perfect for keeping your living space tidy and organized.

## Additional Information

Type of home: Purpose Built Flat  
Tenure: Leasehold  
Council tax band: D  
Borough: Vale of Glamorgan

## Lease Information

Lease term: 125 years  
Lease left: 107 years  
Ground Rent: £150 Per Per Annum  
Service charge: £2,520 Per Annum

## Local Area

The local area of Barry offers a vibrant and welcoming community atmosphere with an array of

amenities to suit all lifestyles. Residents can enjoy strolls along the beautiful waterfront, which is also near Barry Island, where there are stunning coastal views. The town boasts a variety of shops, cafes, and restaurants, providing plenty of dining and shopping options. For those who love the outdoors, numerous parks and green spaces are perfect for picnics, sports, and relaxation. Barry also hosts regular local events and markets, fostering a strong sense of community and offering something for everyone.

## Schools

The area near Ty Capstan offers a selection of well-regarded schools catering to various age groups and educational needs. Families can choose from various primary and secondary schools known for their strong academic programs and dedicated teaching staff. These schools provide a supportive and nurturing environment, focusing on academic excellence and personal development. With numerous extracurricular activities available, students can engage in sports, arts, and other interests, promoting well-rounded growth. The local schools play a vital role in the community, ensuring that every child has the chance to reach their full potential and prepare for future success.

## Local Transport

The area around Ty Capstan is well-served by excellent transport links, making it convenient for residents to travel locally and further afield. Regular bus services connect Barry to nearby towns and cities, ensuring easy access to local amenities and attractions. Additionally, Barry's train station provides direct routes to Cardiff and beyond, ideal for commuters and those seeking to explore the wider region. The proximity to major road networks further enhances accessibility, allowing for efficient travel by car. With these comprehensive transport options, residents of Ty Capstan can enjoy seamless connectivity to various destinations.

## Material Information Property Report

You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

NTSELAT Approved



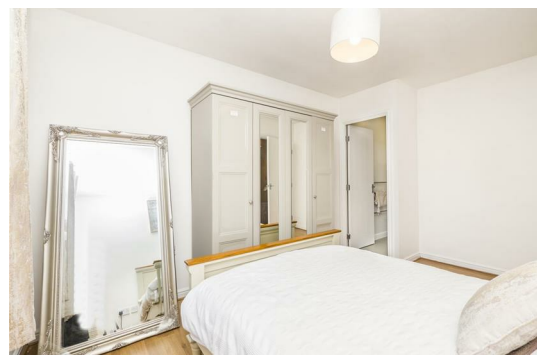
# The Photographs

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.

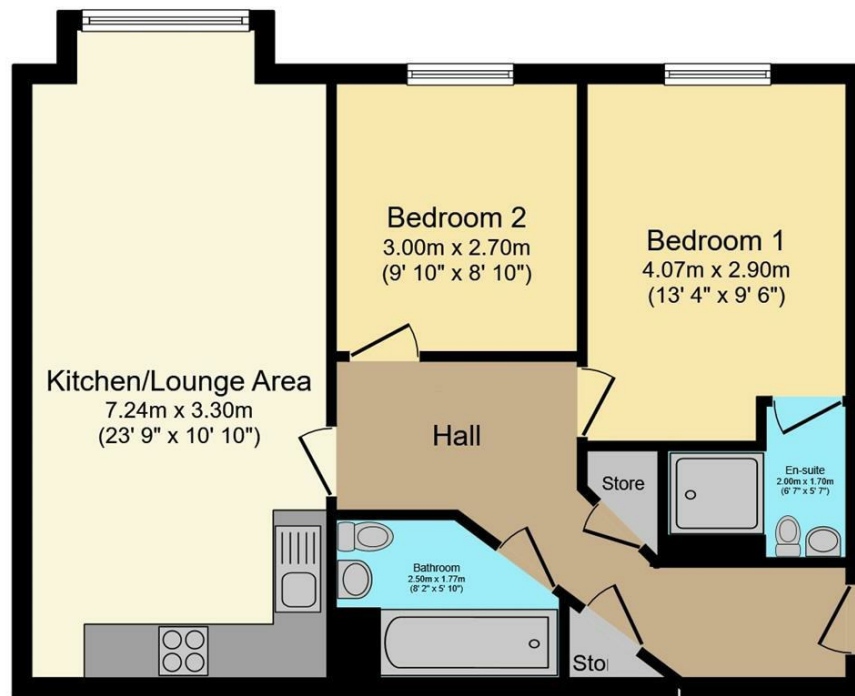


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Ty Capstan, 2 Rhodfa'r Gwagenni, Barry, CF63 4AU



**Floor Plan**  
Floor area 61.6 m<sup>2</sup> (663 sq.ft.)

TOTAL: 61.6 m<sup>2</sup> (663 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

