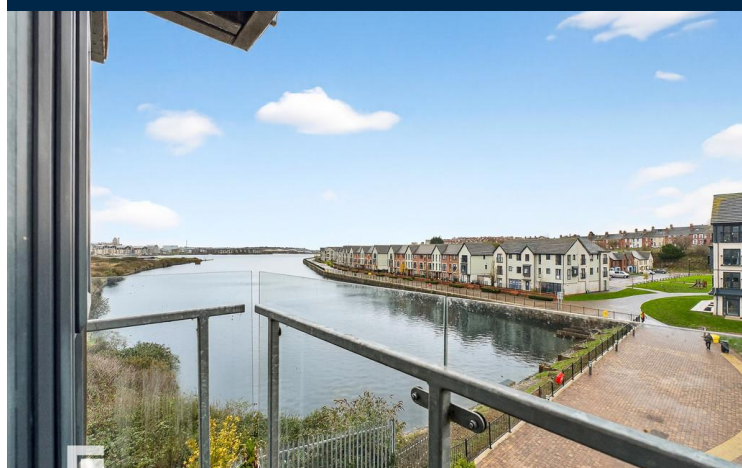




NEPTUNE ROAD
BARRY CF62 5BR

ASKING PRICE OF
£170,000



APARTMENT



2



2



2



1

WATER FRONT DEVELOPMENT, 2 DOUBLE BEDROOMS. The current owners describe the apartment as their ideal home and a dream location, and are only relocating due to a change in lifestyle, giving you the opportunity to make this beautifully presented apartment your own. The property benefits from an NHBC warranty, direct water views, gas central heating. Briefly comprising of inner hallway, open plan living/ kitchen/ breakfast area, 2 double bedrooms, en suite to master, family bathroom, allocated parking space. Close to local amenities; town centre shops, boutique high street shops, supermarkets, The Goodsheds, parks, Whitemore Bay, Jacksons Bay, Barry Island Amusements, popular school catchment, public transport routes, easy access to link roads leading to M4 corridor.

TENURE: LEASEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 513 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

13' 10" x 8' 4" (4.22m x 2.54m)

Main double bedroom with double glazed window to the front. Vinyl flooring. Radiator. Door to :

EN SUITE

With suite to comprise closed cistern w.c, wash hand basin and shower enclosure with shower insitu. Heated chrome towel rail. Vinyl flooring.

OUTSIDE

Allocated parking space.

COMMUNAL ENTRANCE

Communal entrance hallway with doors to ground floor apartments and stairs to all floors.

ENTRANCE HALLWAY

Security entrance phone. Radiator. Laminate flooring. Doors to all rooms including storage cupboard.

BATHROOM

Double glazed opaque window to the side. With suite to comprise closed cistern w.c, wash hand basin and panelled bath with shower over. Vinyl flooring. Wall mounted heated towel rail.

BEDROOM TWO

11' 3" x 8' 9" (3.43m x 2.67m)

Second double bedroom with double glazed window to the rear. Vinyl flooring. Radiator. Smooth plastered walls and ceiling.

KITCHEN/DINER/LOUNGE

19' 9" x 9' 10" (6.02m x 3m)

Open plan living/dining area to comprise:

Kitchen: Fitted kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating sink and drainer with mixer taps over. Integral fridge/freezer and washing/drying machine. Four burner gas hob and electric oven with extractor over. Vinyl flooring. Open to: Living Area: Double glazed window to the side and French doors providing access to the balcony. Continuation of vinyl flooring. Radiator. Space for table and chairs.

BEDROOM ONE

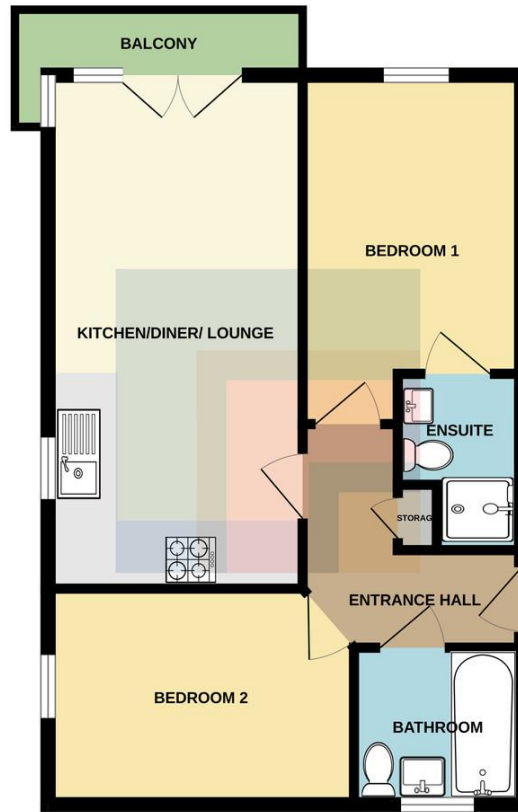


NEPTUNE ROAD, BARRY CF62 5BR



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GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BARRY 01446 744750

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