



Neptune Road, Barry CF62 5BR

welcome to

Neptune Road, Barry

- RENOVATED TO A HIGH STANDARD
- SHOW HOME FINISH
- OPEN PLAN LIVING
- TWO DOUBLE BEDROOMS
- MAIN BEDROOM WITH EN SUITE

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£155,000

NEWLY RENOVATED 2 BED FLAT - CLOSE TO LOCAL AMENITIES: SHOPS, BEACHES, TRANSPORT LINKS. Close to local amenities; The Goodsheds development, Barry Island, parks, shops, supermarkets, popular school catchment, train station, bus routes, easy access to link roads leading to M4 corridor. *Water Front*



Entrance

Hallway

Kitchen / Living Room

19' 3" x 9' 5" (5.87m x 2.87m)

Bedroom One

13' 7" x 8' 3" (4.14m x 2.51m)

En Suite

Bedroom Two

11' 2" x 8' 8" (3.40m x 2.64m)

Bathroom

view this property online allenandharris.co.uk/Property/BRY107923



Property Ref:

BRY107923 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **allen & harris**



01446 747878



barry@allenandharris.co.uk



21 High Street, BARRY, South Glamorgan, CF62 7EA



allenandharris.co.uk