



Clos Y Rheilffordd, BARRY CF62 5BX

welcome to

Clos Y Rheilffordd, BARRY

- TOP FLOOR APARTMENT
- PLENTY OF NATURAL LIGHT
- TWO DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- OPEN PLAN LIVING / KITCHEN

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 1421.18
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£160,000

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

An extremely well-presented, top-floor apartment offering lots of natural light, two double-bedrooms, situated in a very well maintained and modern block. The property is close to beaches, all local amenities and transport links. CALL NOW TO VIEW ON 01446 747878



Communal

Entrance Hall

Kitchen / Living Room

19' 5" max x 9' 3" (5.92m max x 2.82m)

Bedroom One

12' 6" x 8' 4" (3.81m x 2.54m)

En Suite

Bedroom Two

Bathroom

Outside

view this property online allenandharris.co.uk/Property/BRY107983



Property Ref:
BRY107983 - 0005

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.

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