



**hrt**  
herbert r thomas

Apartment 19, Ty  
Levant Rhodfa'r  
Gwagenni  
Barry, The Vale Of  
Glamorgan, CF63 4AY

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## Apartment 19

Asking price **£149,950**

Well presented, two bedroom, second floor apartment with sunny, west facing balcony on popular Barry Waterfront Development., ideal for first time buyers or investors. Conveniently located close to local amenities, supermarket and transport links. Also close to the Good Sheds and Academy new urban social quarter.

Well presented 2 bedroom second floor apartment on popular waterfront development

Hallway, open plan living room and kitchen with balcony

Master bedroom with en-suite shower room, second double bedroom and bathroom

2 parking spaces

Easy walking access to waterfront walks, close to town centre and the beaches of Barry Island and The Knap

Ideal first time buy or investment

Early viewing recommended





Well presented, two bedroom, top floor apartment on the popular Barry Waterfront Development. Ideal for first time buyers or investors. Conveniently located close to local amenities, supermarket and transport links. Also close to the Good Sheds and Academy new urban social quarter.

Door to CENTRAL HALLWAY, airing cupboard and storage cupboard. Doors to open plan living room and kitchen. LIVING ROOM, (14'10" x 10'8") fitted carpet, 2 wall mounted storage heaters, double glazed french doors and windows with enclosed Juliet balcony to front and angled outside balcony to side.

Open plan to KITCHEN, (10'10" x 7'3") range of cream base and wall cupboards with timber effect roll top work surface, inset stainless steel sink and drainer, integrated single oven, hob and extractor with spaces for washing machine and fridge/freezer. Double glazed window to front elevation.

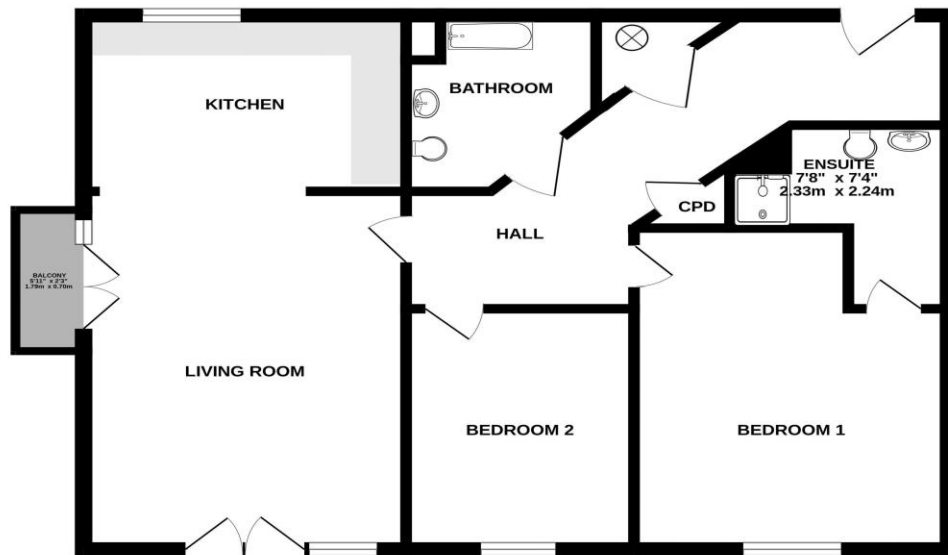
BEDROOM 1, (13'5" x 9'7") fitted carpet and UPVC double glazed window, wall mounted heater, door to EN-SUITE SHOWER ROOM, (6'0" x 7'3" max (into shower) white suite including low level WC, pedestal wash hand basin with tiled splashback, fully tiled shower cubicle with glazed entry door, timber effect

vinyl floor, heated towel rail. DOUBLE BEDROOM 2, (10' x 7'8") fitted carpet, double glazed window and pendant light. BATHROOM, (7'3" x 6'6" max), white suite including panelled bath with tiled splashback, pedestal wash hand basin and low level WC, timber effect vinyl floor, electric heated towel rail and wall heater.

The property is sold with the benefit of a double (tandem) parking space (identified by the markings 2C). There is also additional marked visitors parking.

On entering the site a childrens playground lies immediately in front of you.

**SECOND FLOOR APARTMENT**  
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



