



**hrt**  
herbert r thomas

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

[hrt.uk.com](http://hrt.uk.com)



## Apartment 19

Asking price **£144,950**

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.

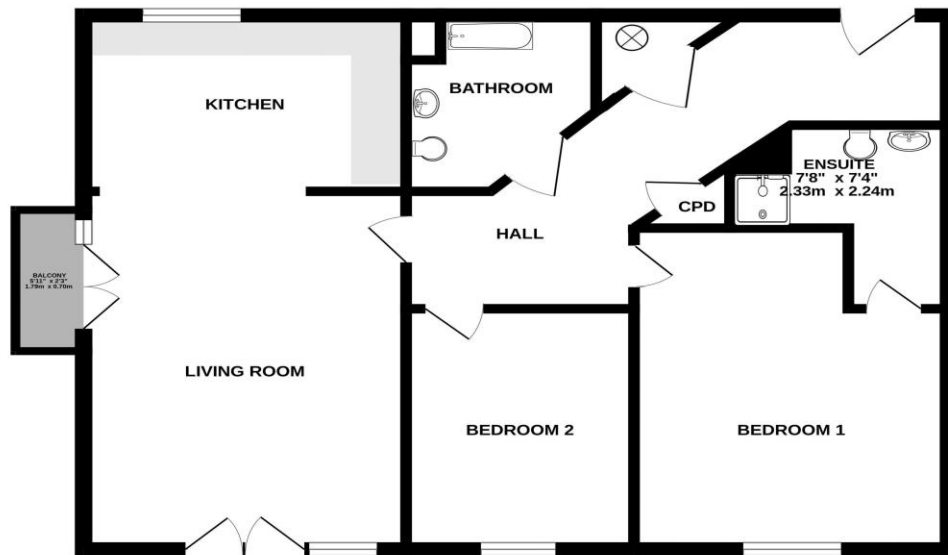
BEDROOM 1, (13'5" x 9'7") fitted carpet and UPVC double glazed window, wall mounted heater, door to EN-SUITE SHOWER ROOM, (6'0" x 7'3" max (into shower) white suite including low level WC, pedestal wash hand basin with tiled splashback, fully tiled shower cubicle with glazed entry door, timber effect

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.





### Directions

From the Barry Memorial Hall/A4055 drive down the hill to the main roundabout. Travel straight across towards Morrisons. At the next roundabout into Morrisons go straight on. At the next roundabout take the first exit into Clos Tyniat Glow. Turn left and left again where Ty Levant is the apartment block in front of you.

### Tenure

Leasehold

### Services

Mains water, electric and drainage Lease 125 years from 2005. Ground rent £150 (subject to review) Current service charge £2456 per annum (2024) Council Tax Band D EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926 **RICS**

13/01/2022, 11:28 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Apartment 19 Ty Levant Rhody, Sengern BARRY CF63 4AY	Energy rating <b>B</b>	Valid until: 22 August 2028 Certificate number: 9778-6029-7258-4666-7984
Property type	Top-floor flat	
Total floor area	59 square metres	

#### Rules on letting this property

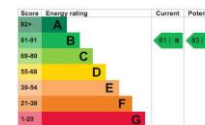
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/minimum-energy-efficiency-requirements>.

#### Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.