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237 Ffordd Y Dociau
Barry, The Vale Of Glamorgan
CF62 5DX

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Asking price **£185,000**

A newly built top floor waterfront two double bedroom waterfront apartment with an exceptional finish and panoramic views over the quayside extending to the Bristol Channel

A newly built top floor waterfront two double bedroom waterfront apartment with an exceptional finish and panoramic views over the quayside extending to the Bristol Channel

One of a select number of dual aspect top floor apartments with various upgraded fixtures and fittings creating a fabulous design finish with all window dressings, blinds and curtains to remain.

Accommodation comprises an entrance hall, fully fitted kitchen/dining/living space, two double bedrooms, en-suite shower room to bedroom one and a separate bathroom.

The most impressive elevated views over Barry waterfront and Bristol Channel taking in landmarks such as the Jacksons Bay Lighthouse and Steep Holm.

Telecom entry system.

Numbered parking bay for the sole use of the apartment

Favourably located with Barry (1.5 miles) & Barry Island (1 mile) train station close by, Cardiff City Centre (10 miles) close by. Located in the increasingly popular Waterfront development with the Goodsheds, Local shops and amenities, Barry Island and The Cold Knap offer a wide variety of amenities for the owners of the apartment





One of a select number of newly built top floor apartments. Comprises 'L' shaped HALL timber effect LVT floor fitted continuing onward to the kitchen/breakfast/dining room. Useful storage cupboard with large attic opening to the partially boarded and fully lit attic above.

PRINCIPAL BEDROOM SUITE comprises a generous bedroom with stylish paneling to walls, floor to ceiling window with waterfront views extending across the Bristol Channel. ENSUITE comprising a low-level WC, pedestal

wash hand basin with fully tiled rainfall shower enclosure (mains fed).

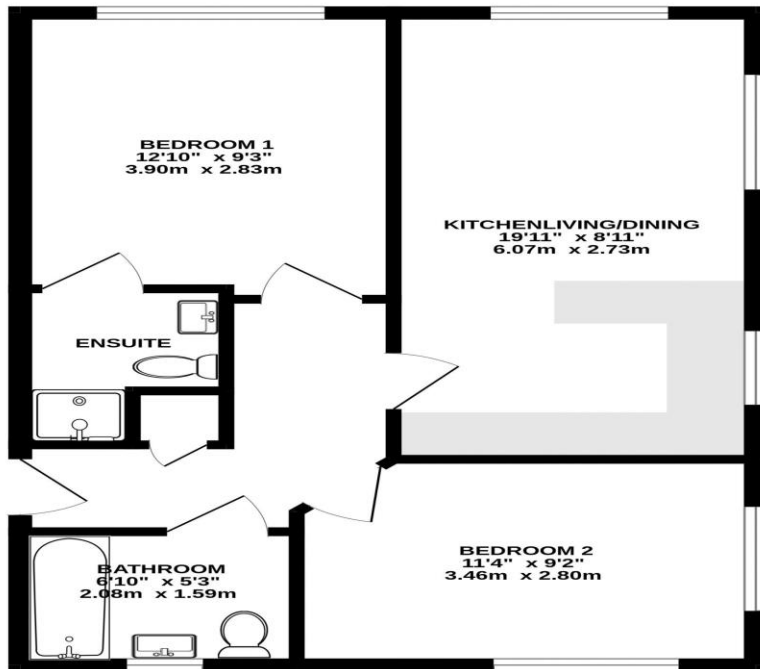
BEDROOM 2, currently used as a HOME OFFICE/STUDY enjoys a favorable dual aspect and can accommodate a double bed and has far reaching elevated views over the waterfront and onwards to the Bristol Channel. MAIN BATHROOM, partly tiled with a three piece suite comprising a panel bath, mirror electric shower over, wash hand basin with vanity storage, WC and frosted window to the front.

space also has a dual aspect and has waterside views from every window.

MODERN KITCHEN, fitted with wall and base mounted units, quartz countertops, integrated fridge /freezer, electric oven and hob to remain with inset one and a half bowl sink with mixer tap over. A matching peninsula breakfast bar/dining space two sizeable floor ceiling windows the great connection to the water form part of the sitting room.

The apartment benefits from a numbered allocated parking bay at the front of the building for the sole use of the apartment.

GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.





Directions

From Cowbridge travel East along the A48, Travel through Bonvilston, then at the traffic lights turn right sign posted Barry. Proceeded over the roundabout onto Pontypridd Road. Follow all signs for Barry Island. Proceed onto the Island and at the traffic lights turn left. Proceed to the next set of traffic lights and turn right onto Ffordd Y Dociau. Proceed along this road without deviation and upon reaching the roundabout the apartment block will be directly in front of you.
What3words - tiger.tame.reveal

Tenure

Leasehold

999 year lease, peppercorn rent, maintenance charge £160 per month to the management company Remus.

Services

Mains electric, gas, water and drainage (all metered)

Council Tax Band C

EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

