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

Apartment 19, Ty Levant

Asking price **£137,500**

Beautifully presented, modern two double bedroom, second floor apartment with sunny West facing balcony on the popular Barry Waterfront Development. Ideal for first time buyers or investors. Conveniently located close to local amenities, such as the Good Sheds, Academy new urban social quarter, schools and transport links.

Recently redecorated throughout

Upgraded kitchen, breakfast bar peninsula with 'Bosch' oven and hob

Secondary glazing fitted to bedrooms and living room in 2024

Hallway, open plan living room and kitchen with balcony

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

Allocated tandem double parking bay with additional visitor parking bays

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





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Door to CENTRAL HALLWAY, with airing cupboard and storage cupboard. Doors to recently refurbished open plan living room and kitchen. LIVING ROOM, fitted carpet, two wall mounted storage heaters, double glazed french doors and

windows with acoustic secondary glazing fitted and enclosed Juliet balcony to front and angled outside balcony to side.

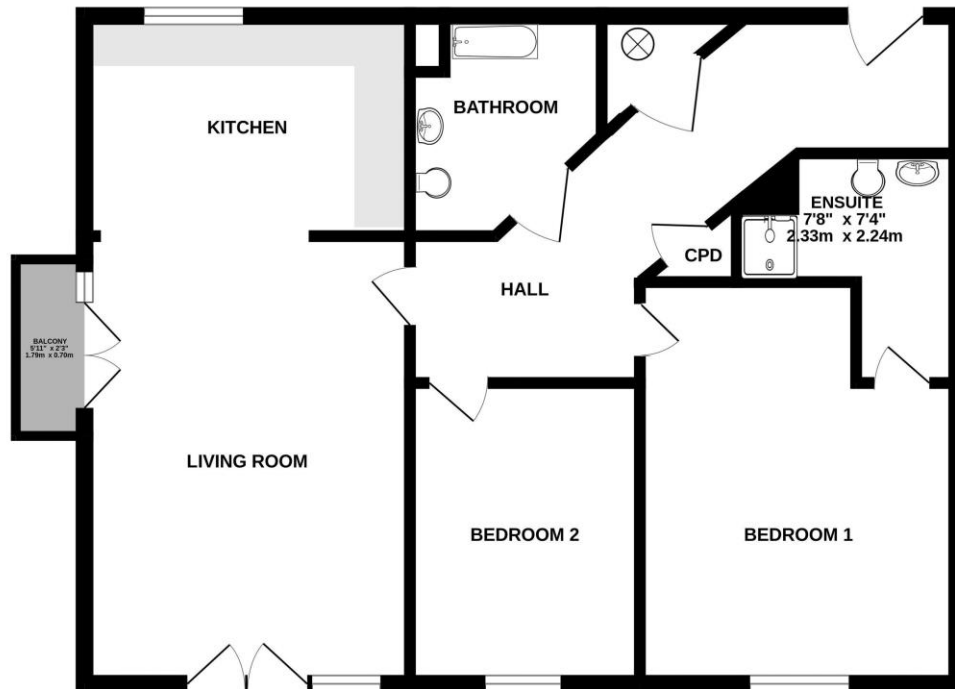
Open plan to KITCHEN, range of grey base and wall cupboards (newly fitted) with granite effect roll top work surface, inset stainless steel sink and drainer, new 'Bosch' oven, and induction hob, washer/dryer and fridge/freezer included. Double glazed window to front elevation.

BEDROOM 1 fitted carpet and UPVC double glazed window with secondary glazing, wall mounted heater and door to EN-SUITE SHOWER ROOM,

white suite including low level WC, hand basin, tiled splashback, fully tiled shower cubicle, glazed entry door, timber effect vinyl floor and heated towel rail. DOUBLE BEDROOM 2 fitted carpet, double glazed window with secondary glazing and pendant light. BATHROOM white suite including panelled bath with tiled splashback, pedestal basin, 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. There is also additional marked visitors parking.

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.
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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.

What3words: plus.wonderfully.rips

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

hrt Est. 1926 

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 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.

