

23 Courtlands, Park Road

Barry, Vale of Glamorgan, CF62 6NT



A ground floor two bedroom flat with a long lease and share of the freehold, set in a sizeable development with communal grounds and unallocated parking. Close to High Street and Park Crescent shops, Romilly and Porthkerry Country park. Within a mile of the Knap and Barry Island and around a mile and a half from the town centre. The property does require some upgrading but offers excellent potential and comprises a hall, living room, covered balcony area, kitchen, two bedrooms and a bathroom. The property benefits from a garage in a nearby block which has a new roof. Sold with no onward chain. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£155,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Entrance Hall

Fitted carpet. Door entry phone. Built-in cupboard with hot water cylinder and fitted shelving. Power point. Doors to all rooms.

Living Room 17' 1" x 10' 11" (5.21m x 3.33m)

A spacious living room with large uPVC double glazed window to the communal garden. Fitted carpet. Power points. TV point. Door to the covered balcony.

Covered Balcony 3' 3" x 14' 0" (1m x 4.26m)

Fitted carpet and uPVC double glazed windows to one wall. Power points.

Kitchen 10' 2" x 7' 2" (3.09m x 2.18m)

Fitted carpet. Kitchen comprising wall units and base units with laminate work surfaces. Space for a cooker. Single bowl stainless steel sink with drainer. Window into the covered balcony. Tiled walls. Power points.

Bedroom 1 11' 0" x 10' 11" (3.35m x 3.34m)

Fitted carpet. Power points. uPVC double glazed window. TV point.

Bedroom 2 7' 9" *plus wardrobe* x 9' 9" (2.36m x 2.98m *plus wardrobe*)

Fitted carpet. Built-in wardrobe. uPVC double glazed window to the front. Power points.

Bathroom 9' 1" x 6' 5" (2.76m x 1.95m)

Fitted carpet and fully tiled walls. Suite comprising a panelled bath, WC and wash hand basin. Window to the covered balcony.

Outside

Garage 6' 11" x 17' 1" (2.12m x 5.2m)

A single garage in a nearby block, with up and over garage door.

Communal Gardens

There are communal gardens on site, for the use of the residents.

Parking

Unallocated parking spaces across the site.

Additional Information

Tenure

The property is held on a leasehold basis (CYM800031), with an extended term of 999 years from 29th December 2018 (993 years remaining) and a share of the freehold.

Council Tax Band

The Council Tax band for this property is C, which equates to a charge of £1,757.08 for the year 2024/25.

Service Charge and Ground Rent

We have been informed by the seller that the current service charge is £100 per calendar month, which covers communal area maintenance and buildings insurance. There is no ground rent payable.

Approximate Gross Internal Area

654sq ft / 61sq m.

Notes

The lease states that there are no pets allowed.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	68 D
39-54	E		
21-38	F		
1-20	G		

Floor Plan











