

74 Neptune Road

Barry, Barry

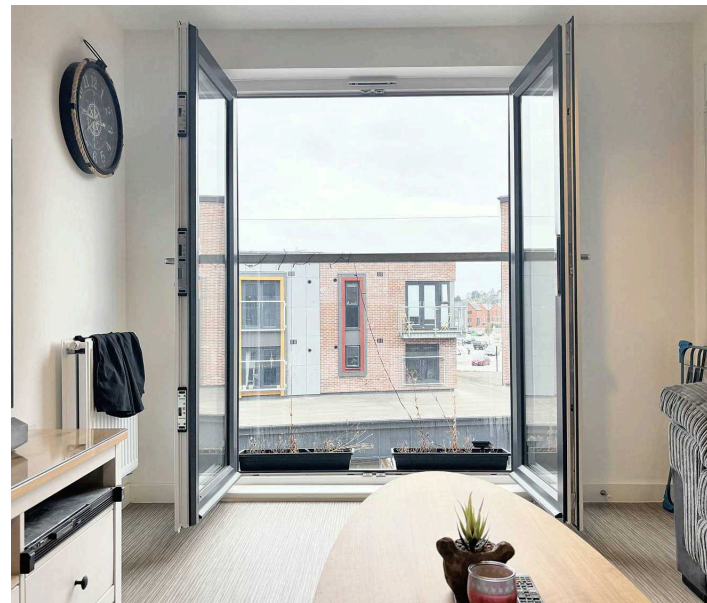
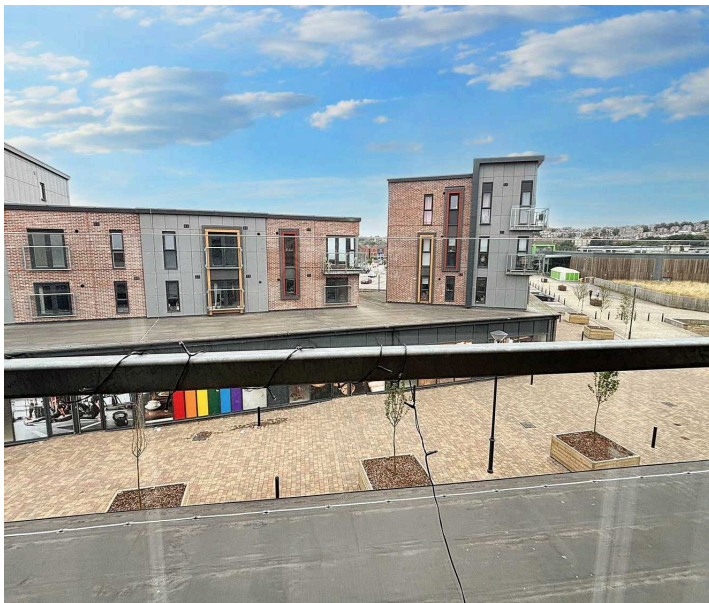
Luxurious two bedroom apartment located on Barry Waterfront, featuring a contemporary design, open-plan layout, en-suite to the master bedroom, Juliet balcony, secure entry and allocated parking. Prime location near Goodsheds and local amenities. EPC rating B83. Ideal for modern living.
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- NO ONWARD CHAIN!! EPC B83
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO BEDROOM WATERFRONT APARTMENT
- EN-SUITE TO MASTER PLUS ADDITIONAL BATHROOM
- JULIET BALCONY WITH URBAN VIEWS
- SECURE ENTRY SYSTEM
- DEDICATED ALLOCATED PARKING SPACE
- CLOSE PROXIMITY TO GOODSHEDS AND BARRY WATERFRONT RETAIL PARK
- CLOSE PROXIMITY TO LOCAL AMENITIES





Hallway

Entrance via a composite front door with a peephole and safety chain for added security. The hallway has vinyl flooring with smooth walls and a smooth ceiling. A wall mounted intercom system, a hallway cupboard and a radiator. Doors leading off to two bedrooms, a bathroom and the main living area.

Kitchen/Lounge

18' 5" x 10' 2" (5.61m x 3.10m)

Vinyl flooring, smooth walls and a smooth ceiling. In the lounge space there is a Juliet balcony providing urban views, a small cupboard housing the boiler and two radiators. In the kitchen, there are matching wooden eye and base level units with modern black worktops. There is a stainless steel sink unit inset with a stainless steel mixer tap ovetop. Integrated appliances include a single oven, a four ring gas hob and an extractor hood. There is also a white subway tiled splashback, space and plumbing for a washing machine and space for a fridge/freezer.

Bedroom One

9' 6" x 8' 11" (2.90m x 2.72m)

Carpeted with smooth walls and a smooth ceiling. A large floor to ceiling window, a radiator and a door leading to the en-suite.



En-suite

5' 4" x 5' 3" (1.63m x 1.60m)

Vinyl flooring, smooth walls and a smooth ceiling. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with a stainless steel mixer tap ovetop and a walk-in shower cubicle with a glass shower screen and a stainless steel thermostatic shower inset. There is full height tiling within the shower cubicle and half height tiling around the WC and wash basin. A radiator and an extractor fan.



Bedroom Two

9' 6" x 8' 9" (2.90m x 2.67m)

Vinyl flooring, smooth walls and a smooth ceiling. A large floor to ceiling window and a radiator.

Bathroom

7' 7" x 4' 11" (2.31m x 1.50m)

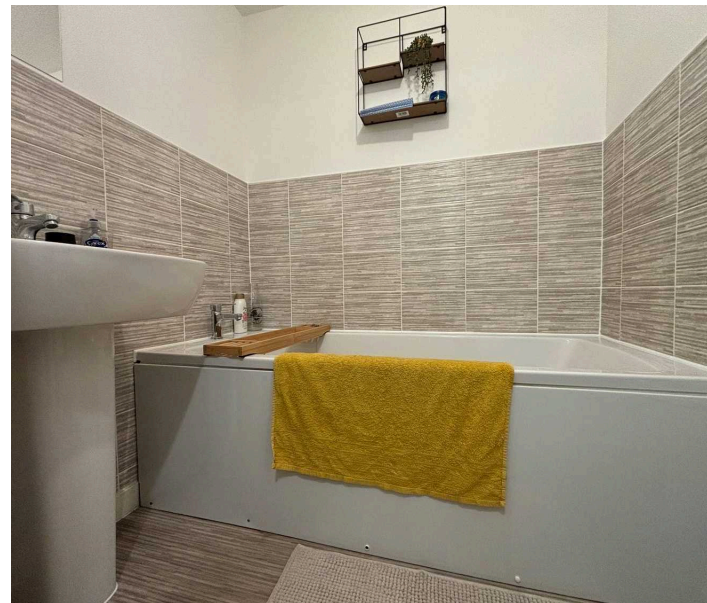
Vinyl flooring, smooth walls and a smooth ceiling. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with a stainless steel mixer tap and a white bath with a stainless steel mixer tap. Half height tiling, a radiator and an extractor fan. Measurements were taken into the recess where the WC is positioned.

Lease Details

Remus Management are the Maintenance Company for this apartment. Annual Service Charge is Approx £1337

Remus confirmed there is no ground rent payable.

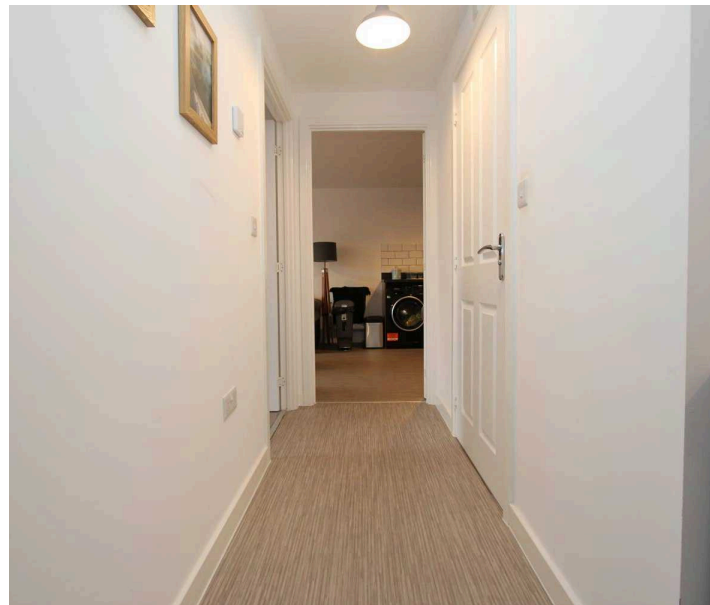
They review these charges annually





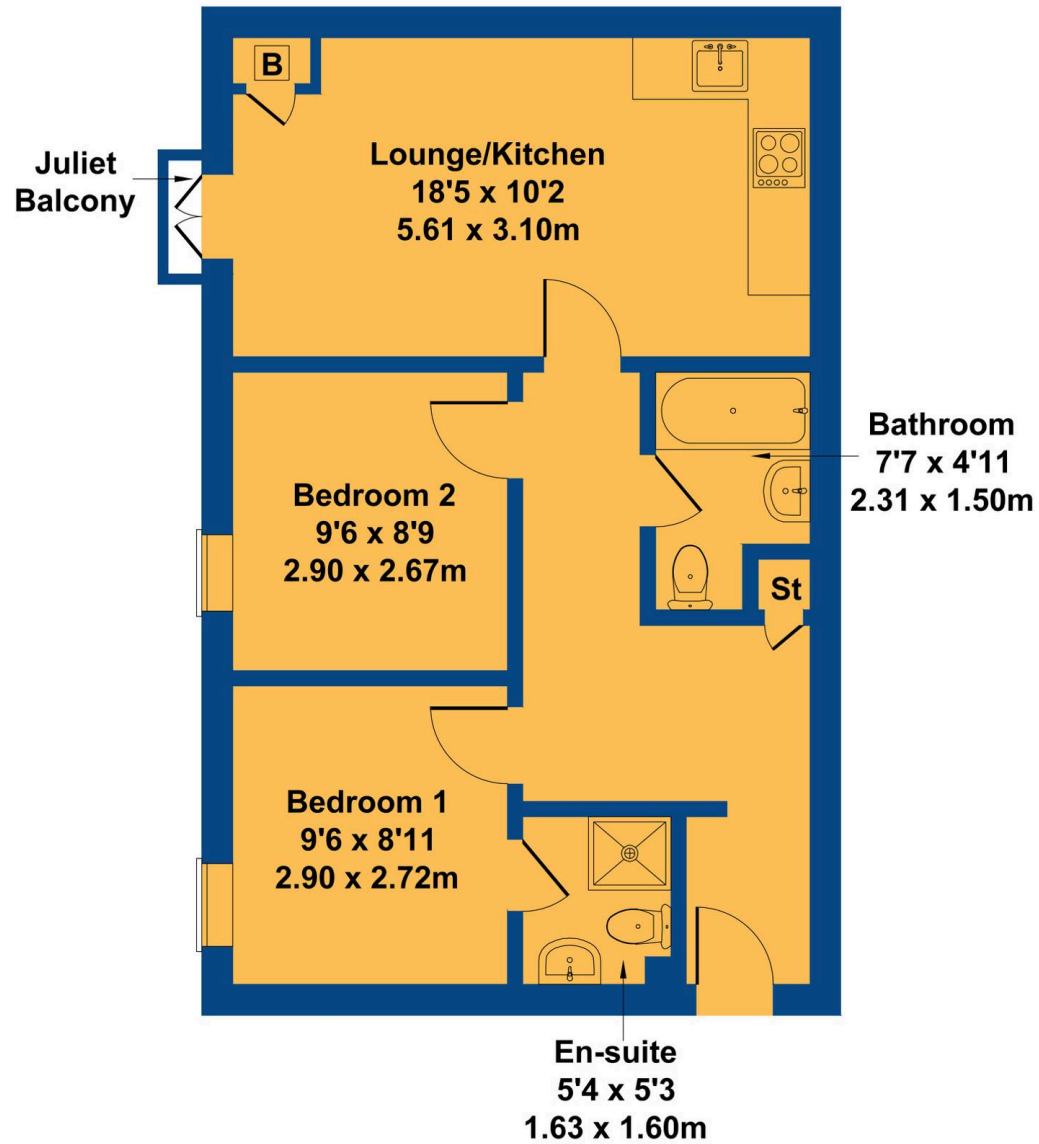
ALLOCATED PARKING

1 Parking Space

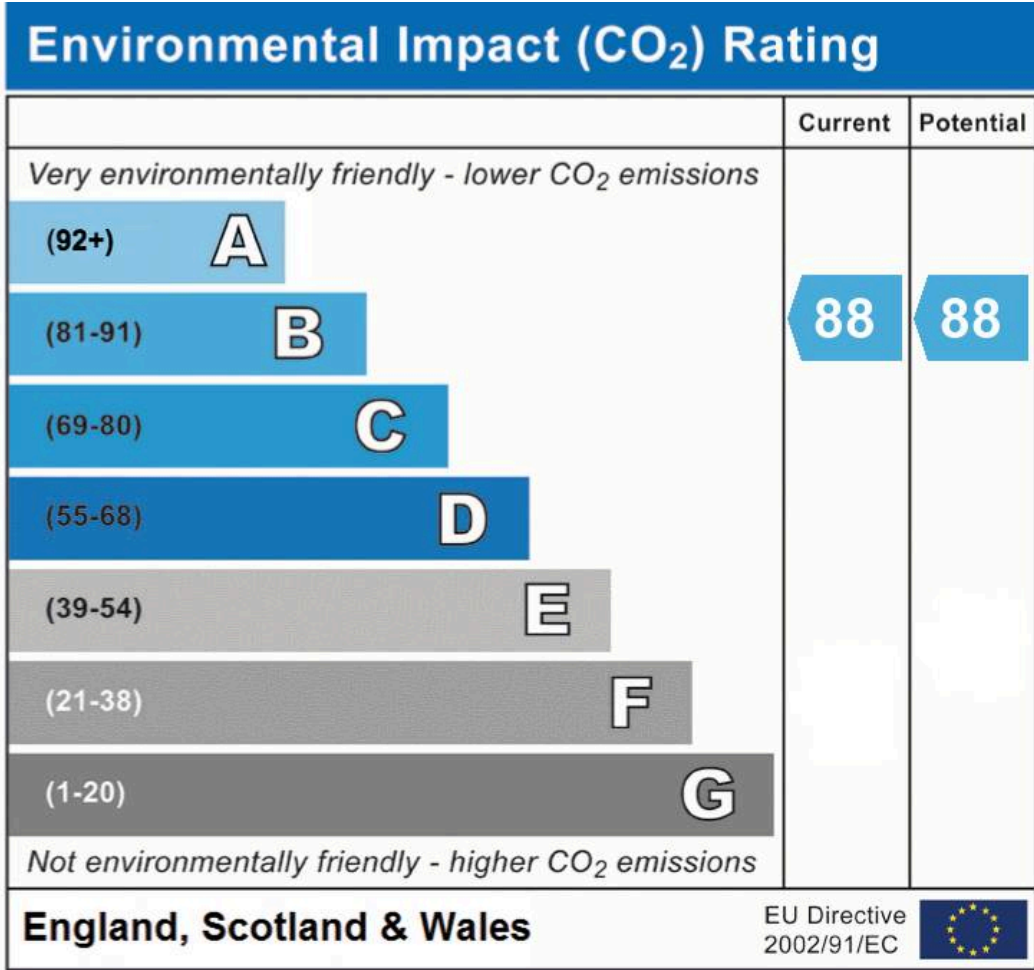
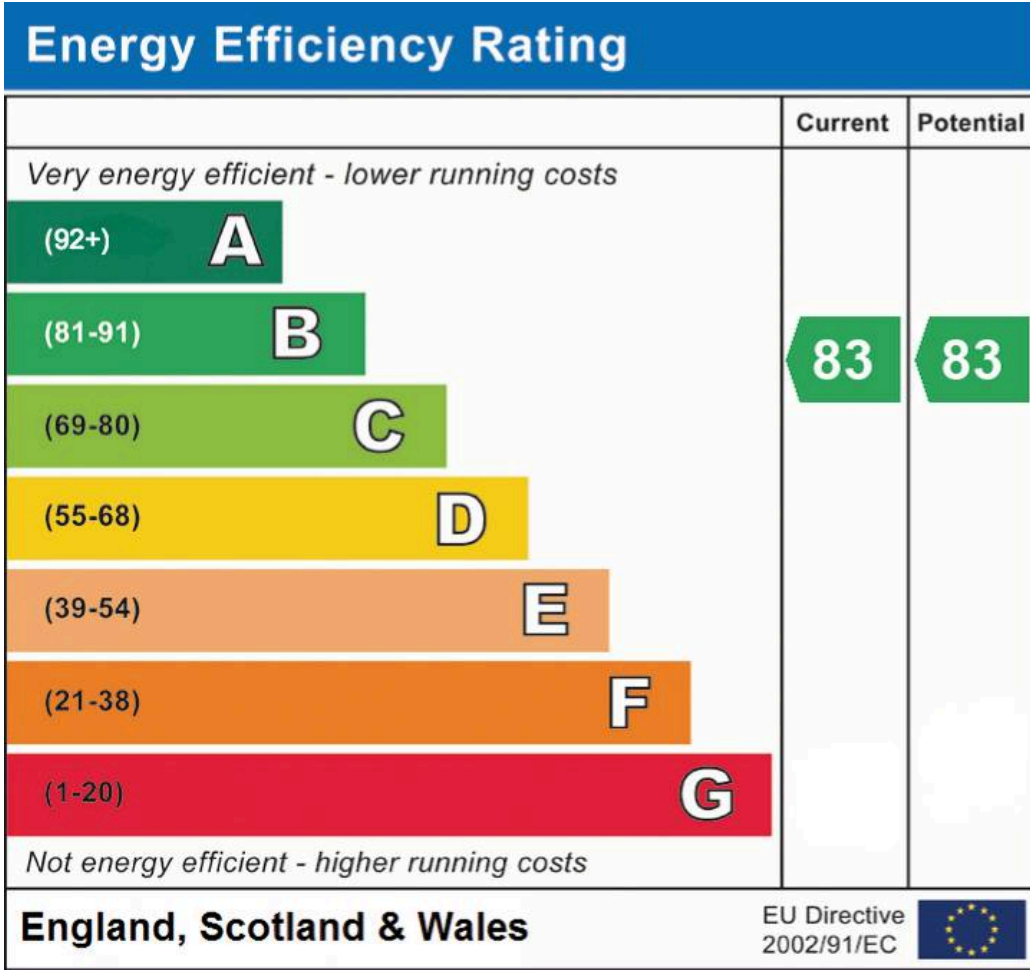


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Approximate Gross Internal Area
560 sq ft - 52 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.