







## 21 Heol Finch

Barry, Barry

Modern and well-presented top floor flat, ideal for first-time buyers, investors or downsizers. Open plan kitchen/lounge, two double bedrooms and a modern bathroom. Energy-efficient with an EPC rating B83. Allocated parking. Close to schools and amenities, near Barry Island and Goodsheds.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- TOP FLOOR APARTMENT WITH NO ONWARD CHAIN
- KITCHEN OPEN TO LOUNGE
- MODERN FAMILY BATHROOM
- EPC B83
- ALLOCATED PARKING FOR ONE VEHICLE
- CATCHMENT FOR WHITMORE HIGH SCHOOL
- CLOSE TO BARRY ISLAND AND THE GOODSHEDS
- CLOSE PROXIMITY TO LOCAL AMENITIES
- CATCHMENT FOR YSGOL SANT BARUC AND YSGOL GYMRAEG BRO MORGANNWG





**Communal Areas** Accessed via a secure entrance and with stairs leading to all floors. 21 is found on the top level.

**Hallway** Accessed via an oak veneer door from the communal areas, the hall has a laminated flooring and double cloaks cupboard ideal for storage. Matching column panelled doors lead to the living space, two bedrooms and bathroom/WC. Radiator and recessed spotlights.

**Lounge and Kitchen** 19' 6" x 12' 2" (5.94m x 3.71m)  
A superbly light and airy room that is initially laid out as the kitchen which is well appointed and has integrated appliances including a 4 ring gas hob with electric oven under and glass canopied hood over. Integrated washing machine and space for a fridge/freezer. Breakfast bar division between here and the living room which has large floor to ceiling windows offering an open aspect as shown on the listing. Smooth ceiling with 10 spotlights and radiator.







### Bedroom One

11' 1" x 8' 6" (3.38m x 2.59m)

A carpeted double bedroom with side window and radiator.

### Bedroom Two

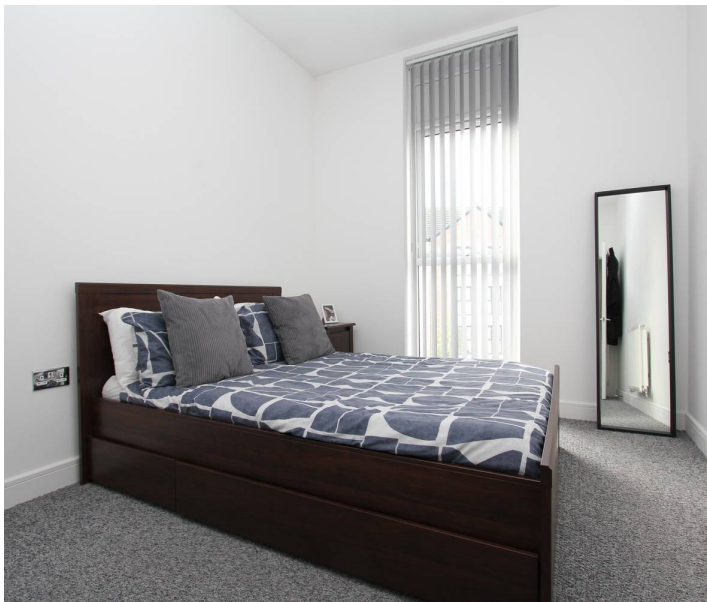
12' 9" x 8' 10" (3.88m x 2.69m)

A carpeted double bedroom with rear window and radiator. Fitted double wardrobe.

### Bathroom

9' 1" x 5' 0" (2.77m x 1.52m)

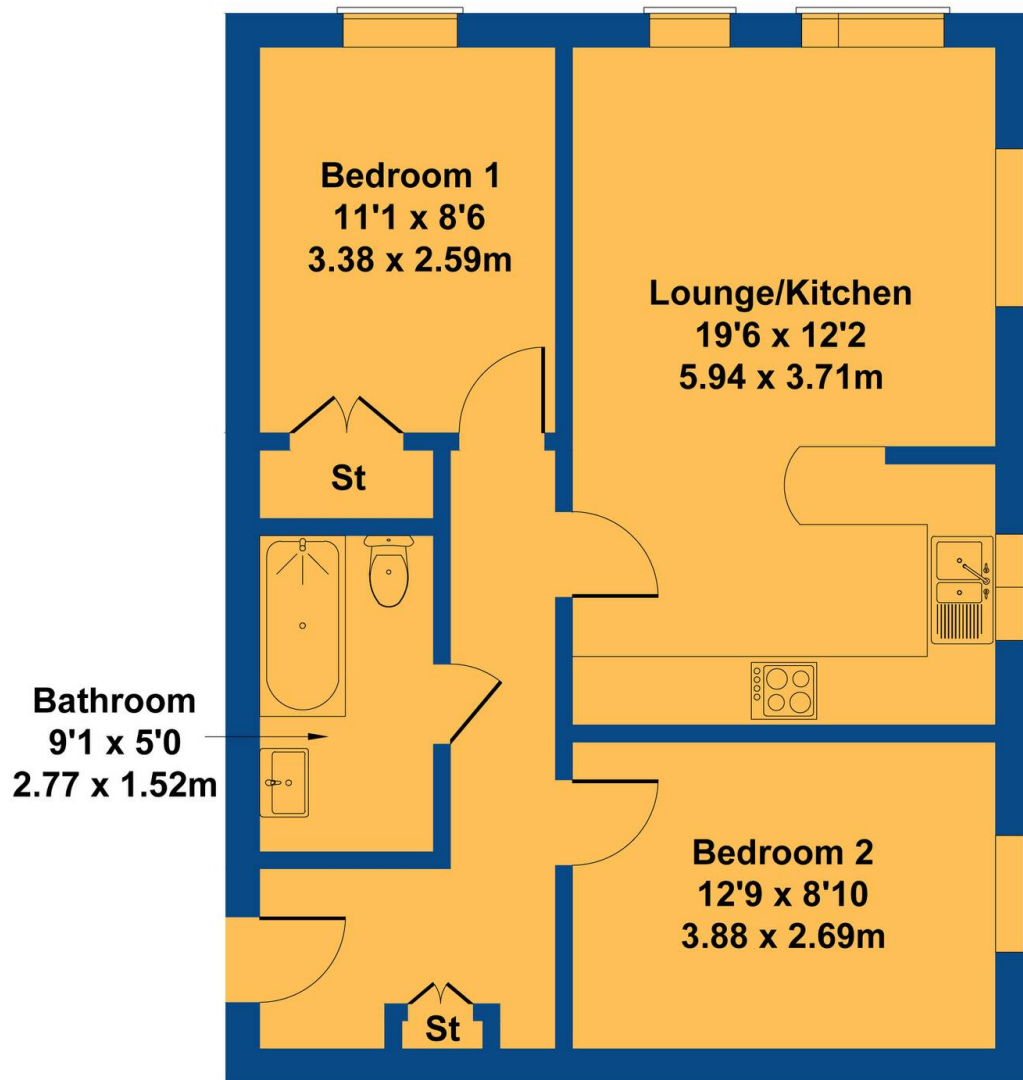
Comprising a white WC, pedestal basin and bath with screen and thermostatic shower over. Tiled splash back areas, white heated towel rail and waterproof flooring. Smooth ceiling with 4 spotlights.





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Approximate Gross Internal Area  
614 sq ft - 57 sq m



Not to Scale. Produced by The Plan Portal 2024  
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## Chris Davies Estate Agents

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