





60 Cei Tir Y Castell

Barry, Barry

Stunning waterfront two bedroom apartment with an open plan kitchen/lounge, water views and allocated parking. Ideal blend of comfort and luxury near shops, the beach and rail links. EPC B84.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- WELL PRESENTED THROUGHOUT
- SECOND FLOOR APARTMENT
- WATERFRONT LOCATION CLOSE TO SHOPS, BEACHES AND RAIL STATION
- BATHROOM PLUS EN-SUITE
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/LOUNGE
- BEAUTIFUL WATER VIEWS
- ALLOCATED PARKING SPACE
- EPC B84





Communal Entrance

Accessed via secure doors, with private post boxes and well maintained areas. Stairs to all floors.

Entrance Hallway

Access from the communal hallway via a fire door into an L-shaped entrance hallway. The hallway has laminate flooring, smooth walls and a smooth ceiling. There is a wall mounted intercom system and a radiator. Doors lead to a storage cupboard, two bedrooms, a bathroom and the open plan lounge/kitchen.

Lounge & Kitchen

18' 4" x 10' 3" (5.59m x 3.12m)

A carpeted lounge with side and front aspect windows, plus a door to a Juliet balcony offering wonderful water views. Two radiators. Open to the kitchen. The kitchen has a good range of stylish eye and base level units with complementing granite work surfaces and a matching splash back. There is a one and a half bowled sink unit, integrated fridge/freezer, a washing machine plus a gas hob with an electric oven under. Radiator. Side aspect window. Wall mounted combi boiler (concealed). Laminate effect vinyl floor.

Bedroom One

12' 1" x 8' 8" (3.68m x 2.64m)

Carpeted double bedroom with side aspect window allowing water views. Radiator. Door to en suite.

En-suite

5' 4" x 3' 6" (1.63m x 1.07m)

Corner shower cubicle with thermostatic inset shower, close coupled WC and pedestal wash hand basin. Splash back tiles. Extractor. Radiator. Vinyl floor.





Bedroom Two

9' 4" x 8' 2" (2.84m x 2.49m)

Carpeted double bedroom with side aspect window allowing water views. Radiator.

Bathroom

7' 4" x 5' 1" (2.24m x 1.55m)

A white suite comprising panelled bath, close coupled WC and pedestal wash hand basin. Splash back tiles. Laminate floor. Radiator. Extractor.

Lease, Ground Rent and Service Charges

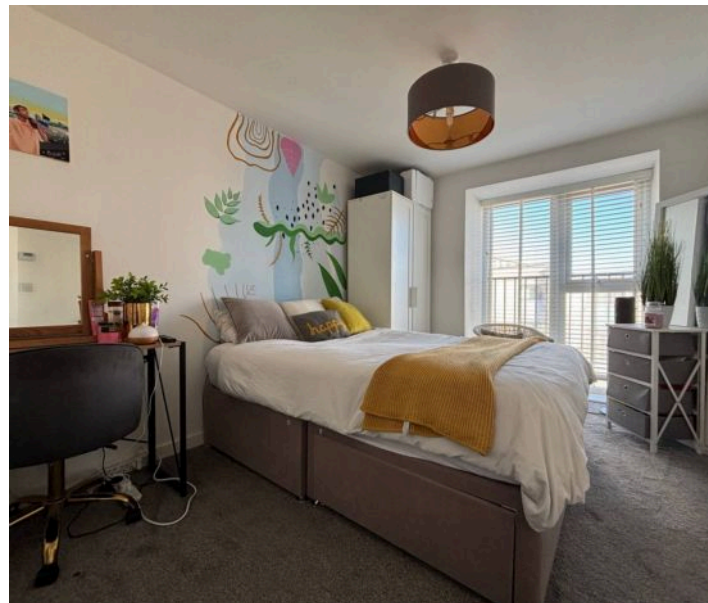
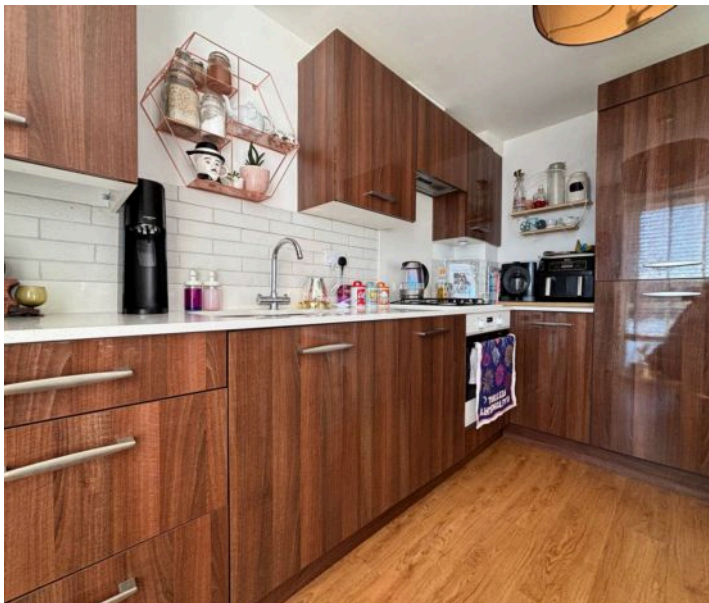
This property has a 999 year lease from 1st January 2015. Ground rent of £122 is payable per year. A service charge of £167.76 is payable monthly to Remus.

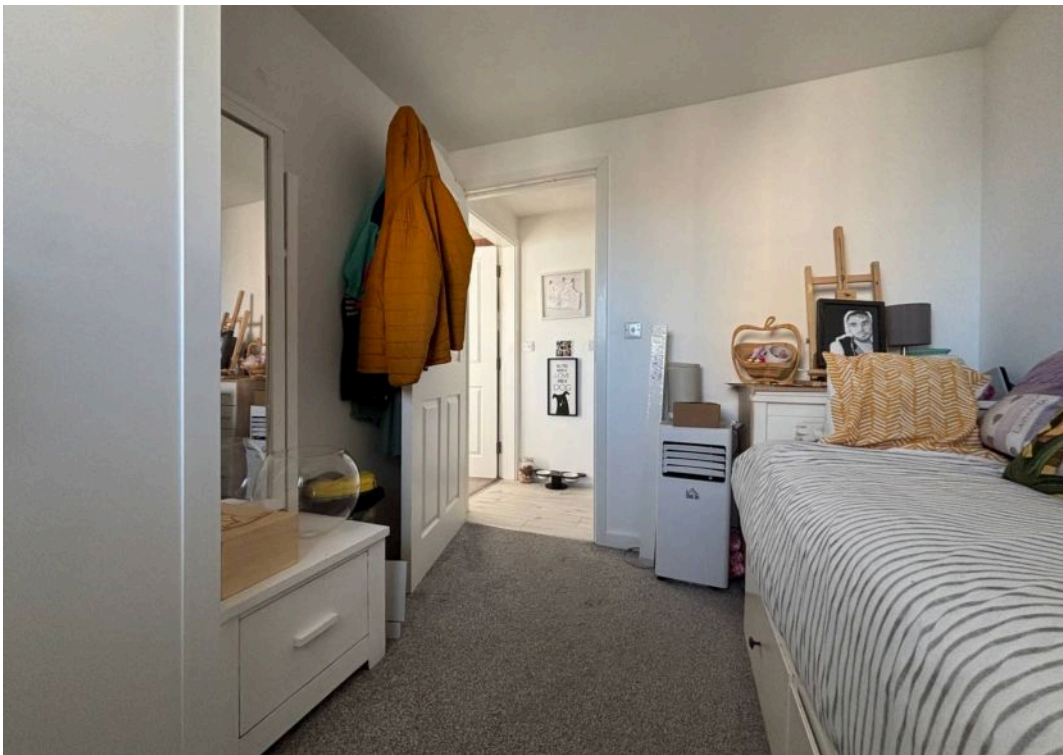


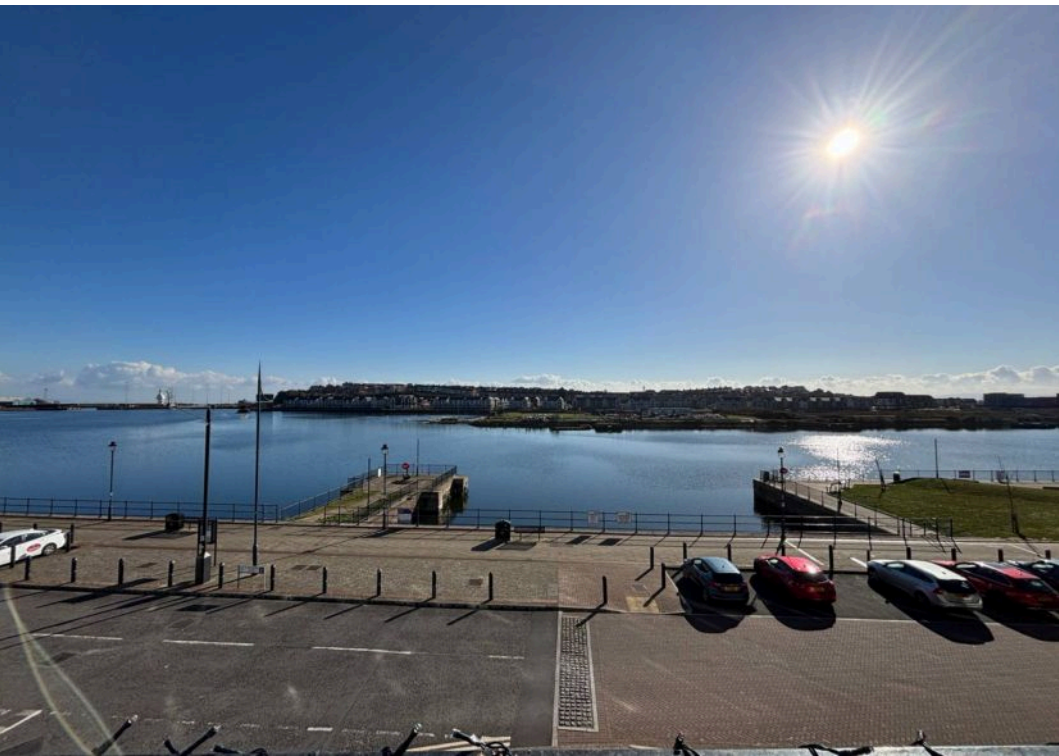


ALLOCATED PARKING

1 Parking Space







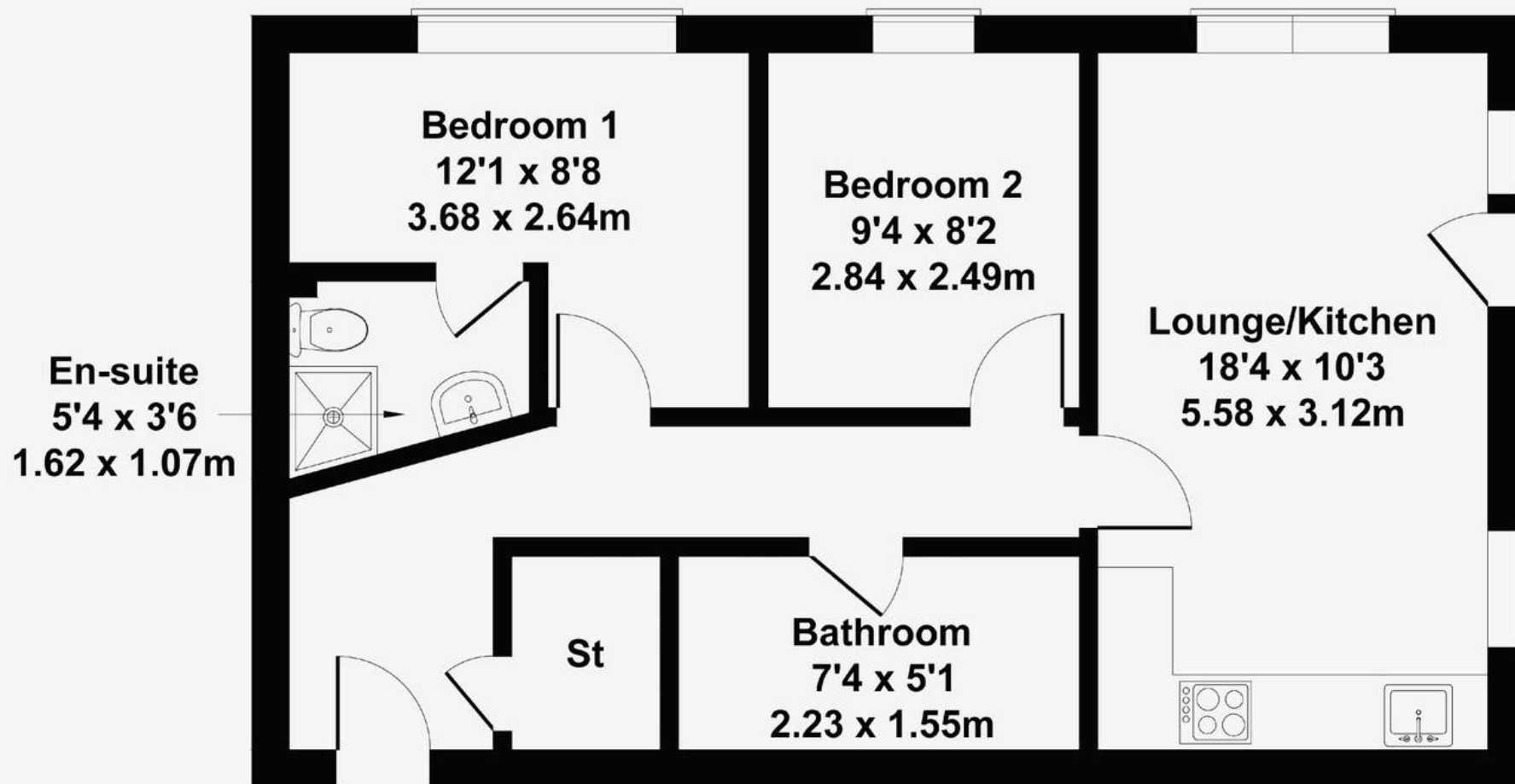
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	91	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

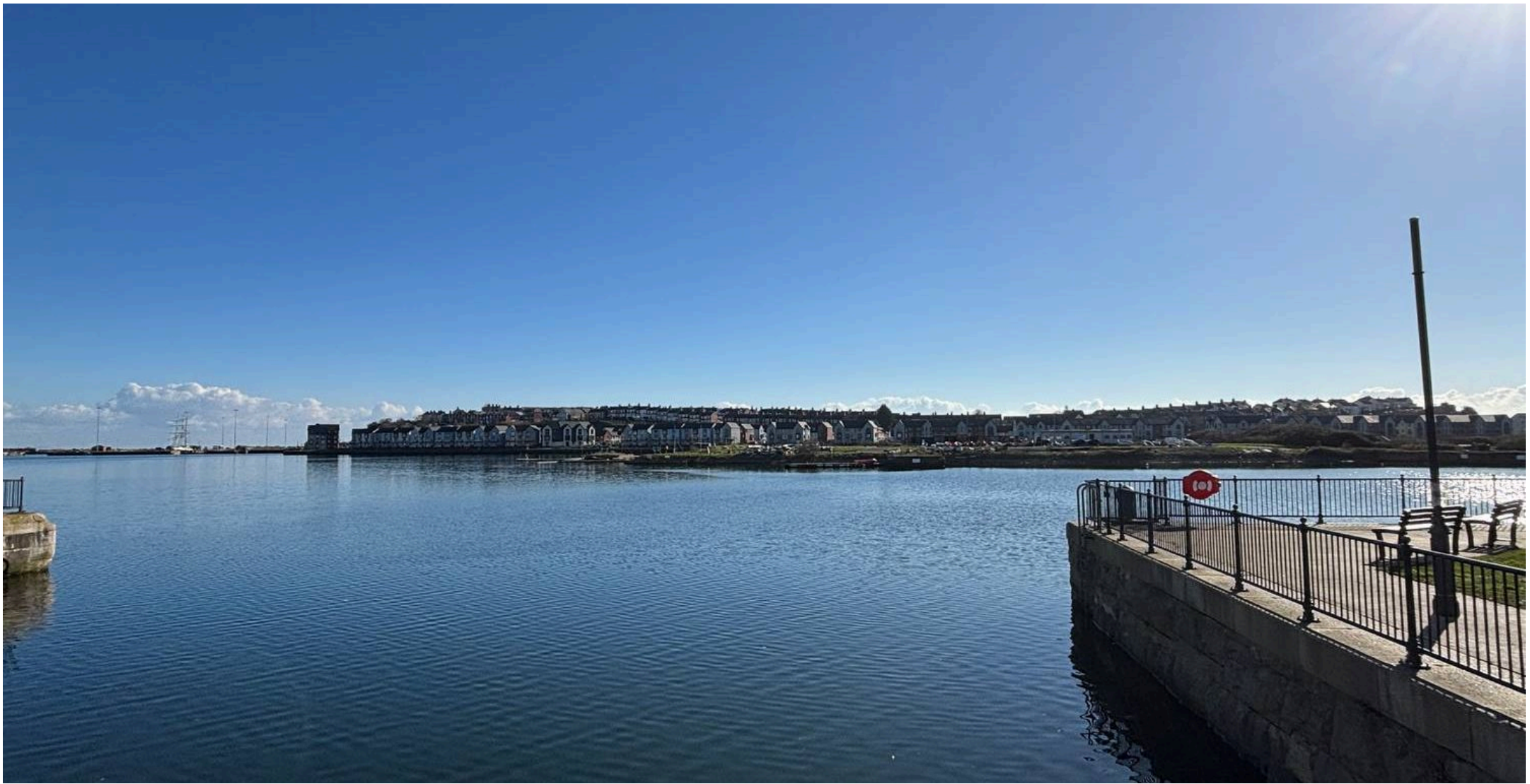
60 Cei Tir Y Castell

Approximate Gross Internal Area

581 sq ft - 54 sq m



Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.



Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street – CF62 7EA

01446 700007

barry@chris-davies.co.uk

www.chris-davies.co.uk/

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.