





## 17 Amorella Glanfa Dafydd

Barry, Barry

TOP FLOOR DUPLEX APARTMENT; This beautifully presented apartment is located on the popular Waterfront development within wal...

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E

- DUPLEX STYLE APARTMENT - TOP FLOOR
- NO ONWARD CHAIN
- WATERFRONT LOCATION
- TWO DOUBLE BEDROOMS - TWO BATHROOMS
- ALLOCATED PARKING
- EPC C73





**Communal Entrance** A secure entrance hall with stairs to all floors, access to meter cupboards and post boxes.

**Entrance Hallway** A beautiful L shaped hall with high gloss tiled floor. Inset ceiling spotlights and spiral stair case to upper floor. Access to lounge, bathroom and bedroom two.

**Lounge** L shape. A beautiful lounge with high gloss tiled floor and inset ceiling spot lights. Window to rear and double opening doors onto balcony. Wall mounted heater. Space for dining table and chairs. Door to kitchen. Balcony has glass screening, is L shaped and allows water views.

**Kitchen** With a range of eye and base level units, including display cabinets and lighting, complementing work surfaces with inset sink unit. Integrated hob, eye level double oven, extractor, washer dryer, slim line dishwasher. Stand alone tall fridge freezer. Inset ceiling lights and vinyl floor. Large side window and space for compact seating.

**Bathroom** White suite comprising panelled bath, close coupled WC and pedestal wash hand basin. Partial tiled walls, smooth ceiling with inset lights and extractor. Heated towel rail and tiled floor.

**Landing** Accessed via spiral stairs. High gloss tiled floor and doors to shower room, bedroom one, store cupboard and a further large storage room which could be used as a bedroom (without regs).

**Bedroom One** A larger than average carpeted bedroom with port hole style feature window. Inset ceiling lights. Plenty of space for furniture and storage.

**Bedroom Two** Carpeted double bedroom with water views and built in cupboards. Windows to side.

**Shower Room** Dimensions excluding depth of shower cubicle. Double shower cubicle, close coupled WC and wash hand basin. Partial tiled walls and inset ceiling lights, with extractor. Heated towel rail. Door to





Plenty of space for furniture and storage.

#### **Bedroom Two**

Carpeted double bedroom with water views and built in cupboards. Windows to side.

#### **Shower Room**

Dimensions excluding depth of shower cubicle. Double shower cubicle, close coupled WC and wash hand basin. Partial tiled walls and inset ceiling lights, with extractor. Heated towel rail. Door to storage cupboard which houses the fuse box and water tank.

#### **Storage Room**

A carpeted room with lighting. Currently has a bed in situ but this cannot be classed as a bedroom as there is no window.

#### **Lease Details**

999 years from year built. Approx 983 years remaining.  
Service Charge - approximately £1,864 per annum.  
Water rates included.









## Chris Davies Estate Agents

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