





Flat 7

40 Dock View Road, Barry

Charming one bedroom flat with stunning sea views, large lounge, separate kitchen, spacious bedroom, allocated parking. Close to amenities & transport links, EPC C75.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- PERFECT FIRST TIME BUY
- SEA VIEWS TO THE FRONT
- LARGE LOUNGE AND SEPARATE KITCHEN
- SPACIOUS DOUBLE BEDROOM
- ALLOCATED PARKING TO THE REAR
- CLOSE TO LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS
- EPC C75





Entrance Hallway

Entrance into the property via a composite front door into an entrance hallway. The hallway is carpeted with smooth walls and a textured ceiling. A small rear aspect window, a radiator and a carpeted staircase leading up to the flat.

Hallway

Carpeted with smooth walls and a textured ceiling. Loft access and doors leading to a storage cupboard, bedroom, bathroom and lounge.

Lounge

14' 1" x 10' 8" (4.30m x 3.24m)

Carpeted with smooth walls and a textured coved ceiling. Two front aspect sash windows with sea views. A radiator and a door leading through into the kitchen.

Kitchen

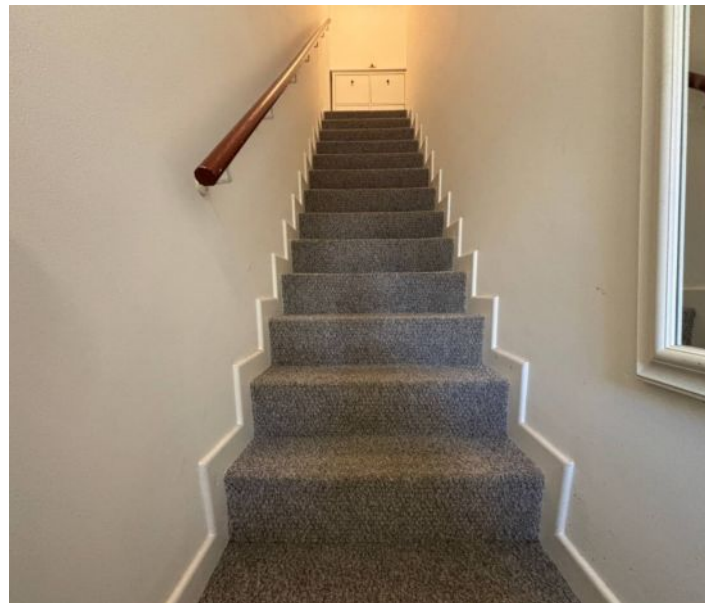
11' 1" x 6' 6" (3.39m x 1.98m)

Wood effect flooring, smooth walls and a textured ceiling. A good range of matching eye and base level units. Laminate worktops with a stainless steel sink inset. Space and plumbing for a washing machine. Space for a freestanding cooker and fridge/freezer. A front aspect sash window with sea views, a radiator and a wall-mounted boiler.

Bedroom

14' 2" x 11' 5" (4.33m x 3.49m)

Wood effect flooring, smooth walls and a textured ceiling. A rear aspect window, a radiator and a door leading to a storage cupboard.





Bathroom

6' 6" x 6' 6" (1.99m x 1.97m)

Vinyl tile effect flooring, half height tiling to the walls and a textured ceiling. A three piece white suite comprising a close coupled WC, a pedestal wash basin with stainless steel pillar taps and a white low level bath with stainless steel pillar taps and a shower from the tap. A glass sliding shower screen and full height tiling within the bath. A side aspect opaque window, a radiator and an extractor fan.

Lease, Ground Rent and Service Charge

102 years remaining on the lease. Ground rent of £10 per year is payable. A service charge of £119 per month is payable (this is forecast to remain the same for the duration of 2026).





ALLOCATED PARKING

1 Parking Space

Allocated, off-street parking to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(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		

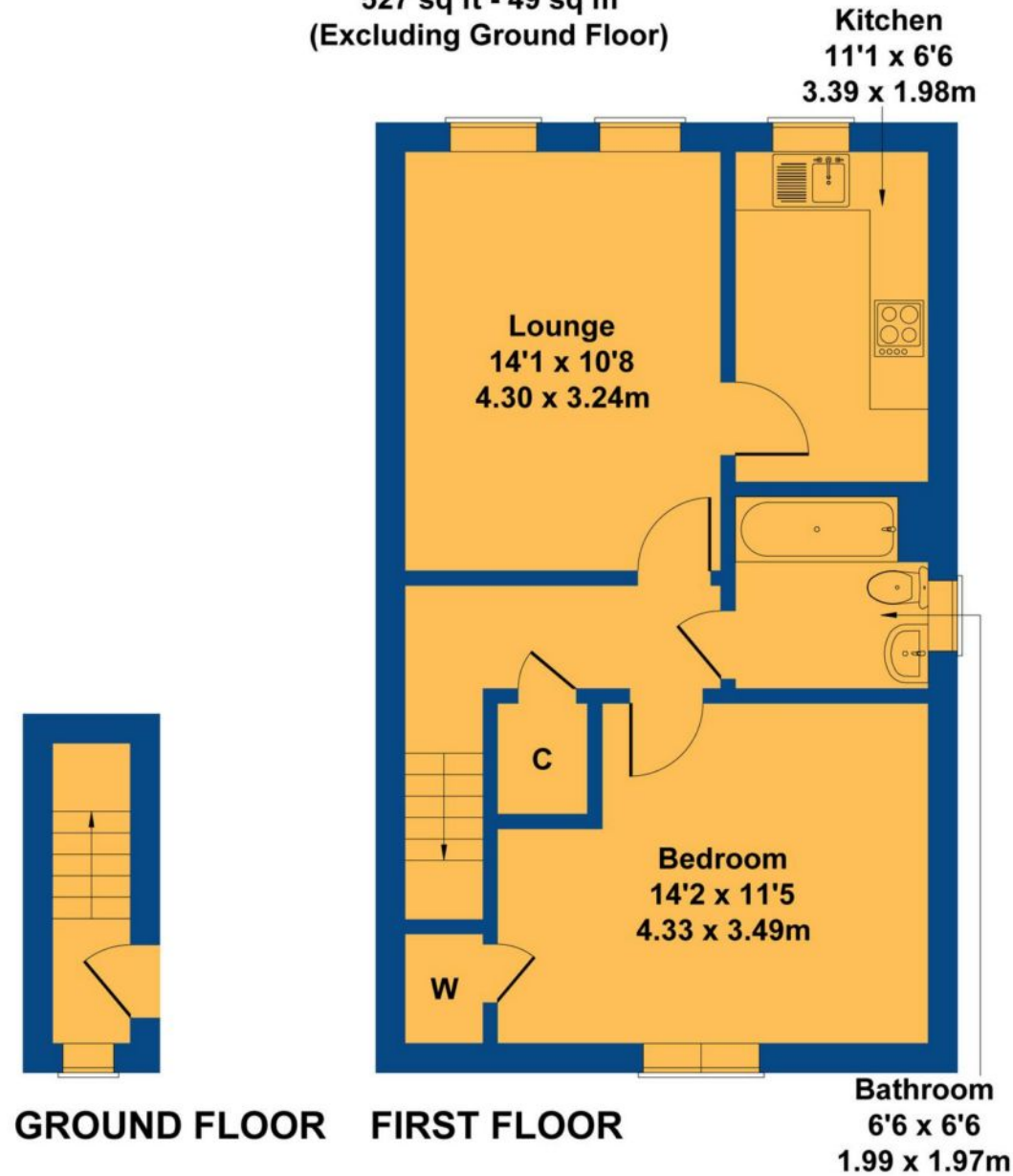
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Approximate Gross Internal Area

527 sq ft - 49 sq m

(Excluding Ground Floor)



Not to Scale. Produced by The Plan Portal 2025
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