





5 Catalina Cei Dafydd

Barry, Barry

Impressive one bedroom apartment located on Barry Waterfront. First floor living with a spacious lounge, separate kitchen, large bathroom and wrap-around balcony with stunning water views. Allocated parking, 977-year lease. Close to transport links and amenities.
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- ONE BEDROOM APARTMENT
- FIRST FLOOR
- WELL PRESENTED THROUGHOUT
- SPACIOUS LOUNGE AND SEPARATE KITCHEN
- LARGE BATHROOM
- WRAP AROUND BALCONY OFFERING WATER VIEWS
- ALLOCATED PARKING
- 977 YEARS REMAINING ON THE LEASE
- EXCELLENT TRANSPORT LINKS, CLOSE TO LOCAL AMENITIES
- EPC C79





Hallway

Entrance into the property via a wooden fire door complete with a peep hole into the hallway. The L-shaped hallway has wood effect flooring, smooth walls and a smooth ceiling. A wall mounted electric heater and doors leading off to the kitchen, lounge, bedroom and bathroom.

Kitchen

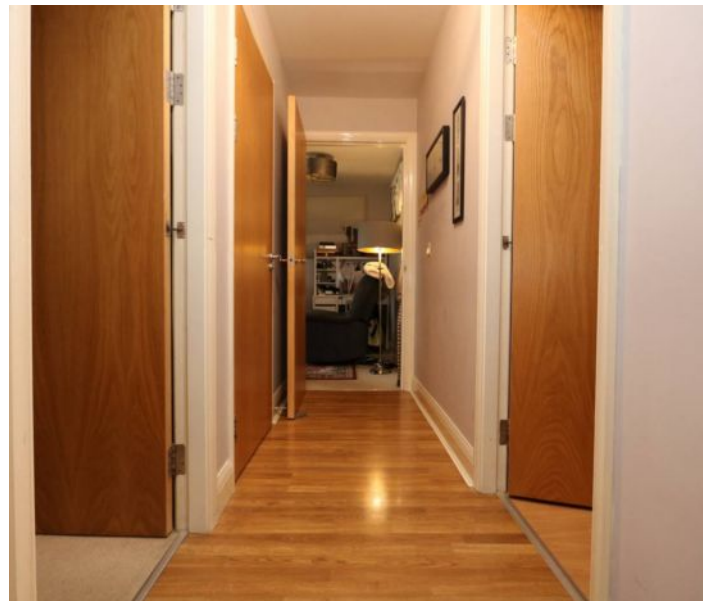
7' 8" x 7' 7" (2.34m x 2.31m)

Wood effect flooring, smooth walls and a smooth ceiling with spotlights. A good range of wooden eye and base level units with complementing black worktops. A stainless steel sink inset with a stainless steel mixer tap overtop. Integrated appliances include a single oven, a four ring electric hob and a stainless steel extractor hood. Space and plumbing for a washing machine and space for a full size fridge/freezer. Undercounter lights, an extractor fan and a stainless steel splashback behind the hob.

Bedroom

11' 8" x 8' 9" (3.55m x 2.66m)

Carpeted with smooth walls and a smooth ceiling. A floor to ceiling window. Measurements have been taken into the window recess.



Bathroom

9' 11" x 6' 4" (3.02m x 1.94m)

Vinyl flooring, half height wall tiling with the remainder of the walls being smooth and a smooth ceiling with spotlights. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with a stainless steel pillar tap overtop and a walk-in shower cubicle with an inset electric shower, modern waterproof wall panelling and a glass shower screen. A door giving access to a large storage cupboard housing the water tank and consumer unit.



Lounge

13' 8" x 9' 11" (4.17m x 3.03m)

Carpeted with smooth walls and a smooth ceiling. Double opening French doors leading out onto the wrap-around balcony offering water views.

Service Charge and Ground Rent

A service charge of £1800 is payable per annum to Seel & Co Property Management. £44 ground rent is also payable per annum.





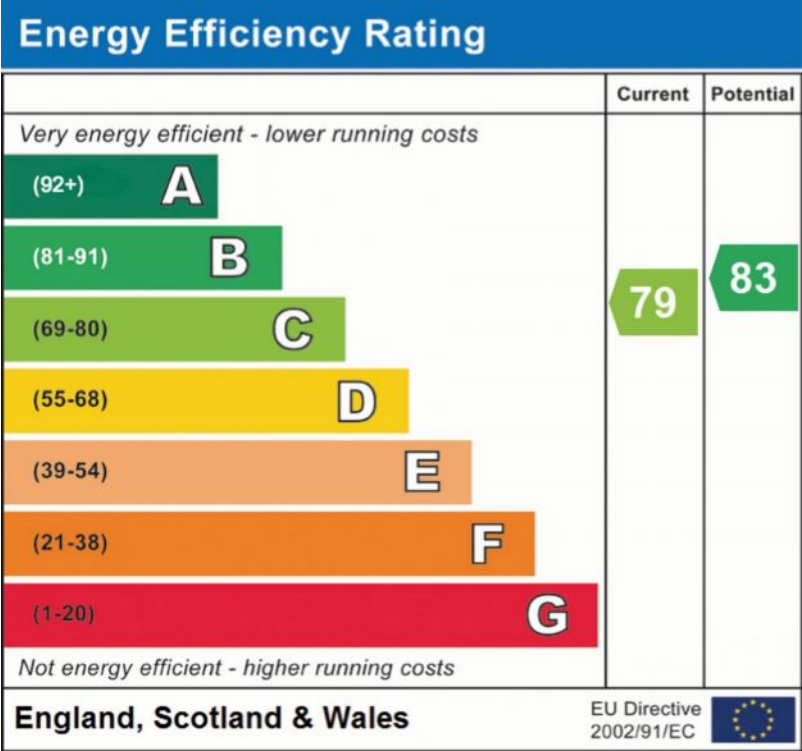
BALCONY

A wrap around balcony offering water views.

ALLOCATED PARKING

1 Parking Space







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