



237, Ffordd Y Dociau
Barry, CF62 5DX

Watts
& Morgan

237 Ffordd Y Dociau

Barry CF62 5DX

£199,950 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautifully presented, spacious two bedroom apartment situated on the top floor. Located in the desirable Waterfront development and enjoying spectacular, elevated water views of the Quay and Bristol Channel. Conveniently located to Jacksons Bay, two train stations and the Goodsheds. Accommodation briefly comprises: entrance hall, open plan kitchen/living/dining room, a large bedroom with ensuite, a spacious second bedroom and a family bathroom. Externally the property benefits from one allocated parking space. Leasehold. EPC Rating "B".



Directions

Cardiff City Centre – 9.3 miles

M4 Motorway – 10.2 miles

Your local office: Penarth

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Summary of Accommodation

Communal entrance, via a secure door into a welcoming hallway with stairs providing access to all floors. The apartment is located on the third (top) floor.

Entered via a composite door into a welcoming entrance hall benefiting from LVT wood effect flooring, a central heating radiator, a wall mounted phone intercom system, recessed ceiling spotlights, a loft hatch providing access to the loft space and a recessed store cupboard.

The open plan kitchen/living/dining room is the focal point of the apartment enjoying spectacular elevated dual aspect water views over Barry Waterfront and the Channel. The kitchen has been fitted with a range of base and wall units with quartz work surfaces and a breakfast bar. Integral appliances to remain include; a 4-ring 'Hotpoint' induction hob, an 'Electrolux' electric oven, a 'Zanussi' fridge/freezer, a 'Zanussi' dishwasher and a 'Zanussi' washing/drying machine. A cupboard houses the wall mounted 'Ideal Logic' combi boiler.

The kitchen/living/dining room further benefits from continuation of LVT wood effect flooring, recessed ceiling spotlights, uPVC double glazed windows to the rear and side elevations providing spectacular views.

Bedroom one is a generously sized double bedroom which enjoys carpeted flooring, a feature panelled wall, a floor to ceiling uPVC double glazed window with spectacular water views.

The ensuite has been fitted with a 3-piece white suite comprising: a glass shower cubicle with a thermostatic rainfall shower over with a hand-held shower attachment, a freestanding wash-hand basin and a WC. The ensuite further benefits from partially tiled walls, porcelain tiled flooring, a wall mounted heated mirror, recessed ceiling spotlights and a wall mounted chrome towel radiator.

Bedroom two is another spacious double bedroom which is currently being used as a dressing room/home office. The bedroom enjoys carpeted flooring, a central ceiling light point and two floor to ceiling uPVC double glazed windows to the side and front elevations.

The family bathroom has been fitted with a 3-piece white suite

GROUNDS

The property benefits from one allocated parking space.

ADDITIONAL INFORMATION

We have been reliably informed the property is Leasehold. 999 years from 1st January 2018.

We have been reliably informed the service charge is £175.00 per calendar month.

We have been reliably informed there is a peppercorn ground rent.



Third Floor

Approx. 50.7 sq. metres (545.3 sq. feet)



Total area: approx. 50.7 sq. metres (545.3 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	



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