



9 Ty Gambig, Clos Yr Wylan
Barry, CF62 5DF

Watts
& Morgan

9 Ty Gambig Clos Yr Wylan

Barry CF62 5DF

£269,950 Leasehold - Share of Freehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A beautifully presented and modernised, two bedroom first floor apartment situated in an exclusive development enjoying elevated sea views. Conveniently located to Barry Island, local amenities, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, open-plan kitchen/dining/living room, spacious primary bedroom with en-suite, second double bedroom and a family bathroom. Externally the property benefits from a private balcony, one allocated parking space and an under-croft garage. Being sold with no onward chain. EPC Rating; 'B'.



Directions

Cardiff City Centre – 10.1 miles

M4 Motorway – 10.6 miles

Your local office: Penarth

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Summary of Accommodation

ACCOMMODATION

The communal entrance is accessed via a key with stairs to all floors. Apartment 9 is located on the first floor.

Entered via a solid wooden door into a welcoming hallway enjoying wood effect LVT flooring, recessed ceiling spotlights, a wall-mounted entry phone system and a recessed storage cupboard.

The open-plan kitchen/dining/living room enjoys continuation of wood effect LVT flooring, recessed ceiling spotlights and a set of uPVC double-glazed French doors with glazed side panels providing access to the balcony with spectacular elevated water views. The kitchen showcases a range of wall, base and tower units with quartz work surfaces. Integral 'Bosch' appliances to remain include; a fridge/freezer, an electric oven, a combination electric grill/microwave, a 4-ring electric hob with an extractor fan over, a dishwasher and a washing machine. The kitchen further benefits from a feature tiled splash-back, under-counter lighting, a cupboard housing the wall-mounted 'Baxi' combi boiler, recessed ceiling spotlights and two uPVC double-glazed windows to the front elevation.

Bedroom one is a spacious double bedroom and benefits from carpeted flooring, a range of fitted wardrobes with mirrored sliding doors and a uPVC double-glazed Juliette balcony providing yet more elevated water views. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from wood effect LVT Flooring, panelled walls, an extractor fan, recessed ceiling spotlights, and a wall-mounted chrome towel radiator. Bedroom two is another double bedroom enjoying carpeted flooring, a range of fitted wardrobes with mirrored sliding doors and a uPVC double-glazed window to the rear elevation. The bathroom has been fitted with a 3-piece white suite comprising; a 'P'-shaped panelled bath with an electric shower over and a wash hand basin and a WC set within a vanity unit. The bathroom further benefits from continuation of wood effect LVT flooring, tiled walls, recessed ceiling spotlights, an extractor fan and a wall-mounted chrome towel radiator.

GROUNDS

Apartment 9, Ty Gambig benefits from one allocated parking space and an under-croft garage located to the rear.

ADDITIONAL INFORMATION

Leasehold with a share of the Freehold. 999 years from 2003. (978 years remaining).

All mains services connected.

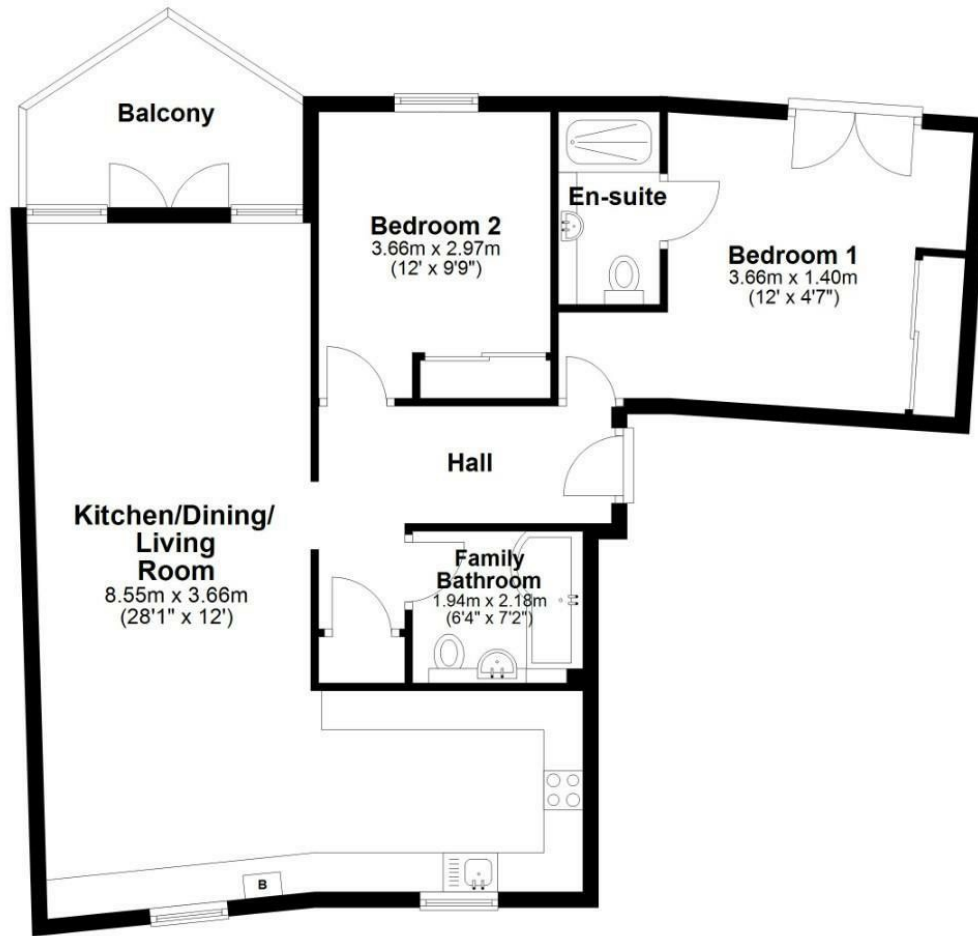
Council tax band 'F'.

We have been reliably informed that the Service Charge is £2,160.00 per annum to include water rates and buildings insurance.

N.B- the development does not allow pets.

First Floor

Approx. 83.6 sq. metres (900.4 sq. feet)



Total area: approx. 83.6 sq. metres (900.4 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 2002/91/EC	



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