

2 Ty Gambig, Clos Yr Wylan Nells Point, Barry, Vale of Glamorgan.



A spacious well presented three bedroom ground floor apartment situated at the heart of Barry Island. The property comprises communal entrance hall, entrance hall, living/dining room, kitchen, master bedroom with en-suite shower room, two further bedrooms and bathroom. The property benefits from a large private roof terrace and single garage. There are partial water views over the Bristol Channel. No Chain. EER - C.

Guide Price £174,950 Freehold

Ref: 15009

2 Ty Gambig, Clos Yr Wylan, Barry.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

Entered via a secure entry phone, stairs to all floors.

ENTRANCE HALL

Entered via a solid wooden door, wood flooring, video entry phone, coved ceiling, inset ceiling spot light and radiator.

KITCHEN 8' 6" x 7' 8" (2.60m x 2.35m)

Fitted floor and wall units comprising cupboards and drawers, worktop over with 1 1/2 stainless steel sink drainer unit and tiled splash back. Integrated appliances include dishwasher, washer/dryer and space for fridge/freezer. Electric oven and grill with 4 ring gas hob over and stainless steel cooker hood over. Tiled floor and Upvc double-glazed window to rear.

LIVING/DINING ROOM 19' 7" x 11' 10" (5.97m x 3.63m)

Upvc double-glazed French doors with glazed side panels to front leading to large private roof terrace with partial sea views of the Bristol Channel. electric fire with surround, wooden flooring, coved ceiling inset ceiling spotlights, BT and TV points and radiators.

BEDROOM ONE 13' 1" x 11' 11" (4.01m x 3.64m)

Upvc double-glazed French door to large roof terrace, built-in wardrobes, wooden floor, coved ceiling and radiator.

ENSUITE 4' 5" x 8' 3" (1.36m x 2.54m)

A white suite comprising shower cubicle with glazed shower door, low-level WC, pedestal wash hand basin, tiled floor, electric shaver socket and radiator.

BEDROOM TWO 11' 10" x 9' 11" (3.63m x 3.03m)

Upvc double-glazed window to front, wooden floor, coved ceiling and radiator.

BEDROOM THREE 10' 3" x 8' 5" (3.13m x 2.59m)

Upvc double-glazed window to rear, wooden flooring, coved ceiling and radiator.

BATHROOM 6' 9" x 6' 3" (2.08m x 1.92m)

A white suite comprising panelled bath, low-level WC, pedestal wash hand basin, tiled floor and walls, electric shaver socket and radiator.

OUTSIDE

Single garage with up and over doors and addition dedicated car parking space.

COUNCIL TAX

We are verbally informed by the Vale of Glamorgan that the property is within Band F.

ENERGY EFFICIENCY RATING

C.

TENURE AND SERVICE CHARGE

Leasehold. Details available on request.

POST CODE

CF62 5DF



MEASUREMENTS

All measurements have been taken by sonic tape and are approximate and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error.

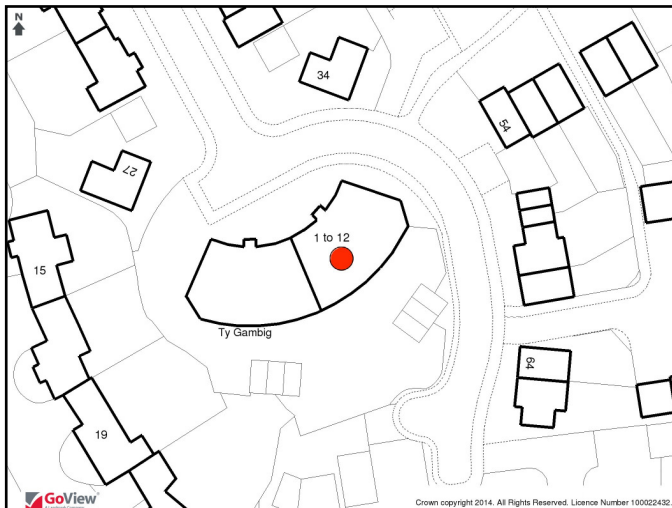
ENERGY PERFORMANCE CERTIFICATE

A full copy of the Energy Performance Certificate is available on request.

PROCEEDS OF CRIME ACT 2002

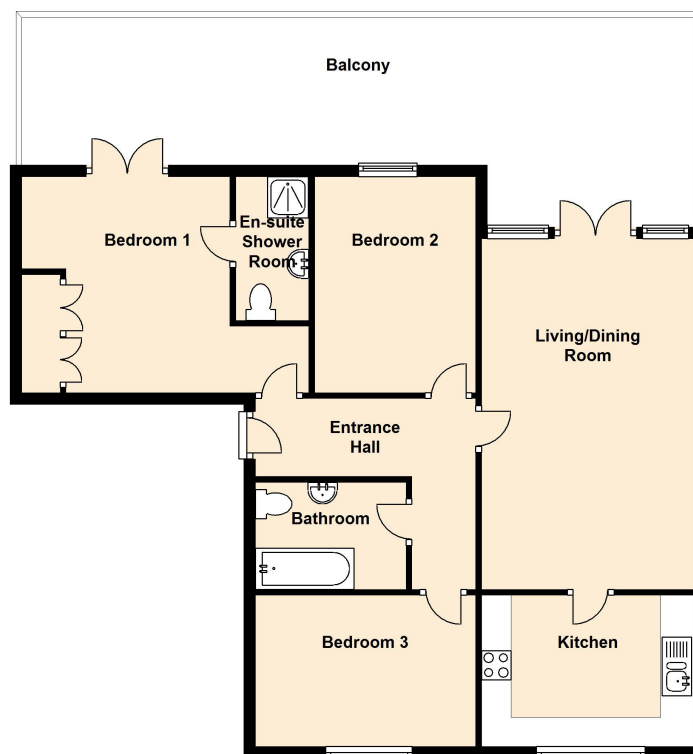
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Ground Floor

Approx. 118.2 sq. metres (1271.8 sq. feet)



Total area: approx. 118.2 sq. metres (1271.8 sq. feet)



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