



2, St Osyth Court
Barry, Vale of Glamorgan, CF62 6RT

Watts
& Morgan



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Guide price: £449,950 Leasehold

4 Bedrooms | 3 Bathrooms | 1 Reception Rooms

A 4 bedroom penthouse apartment within this distinctive development with the most superb views over Romilly Park, Watchtower Bay and the surrounding area. With accommodation of over 1500 sq.ft, this exceptionally generous and spacious property includes: living room with picture windows to enjoy the view, dining area opening to balcony, and adjacent fitted kitchen. Principal bedroom with en suite bathroom, a second en suite bedroom, two further doubles and an additional shower room/WC. Double garage for the sole use of 2 St. Osyth Court, a number of visitor spaces and communal garden areas. Within easy reach of the west end, Romilly Park and a short distance from The Knapp and its amenities.

EPC rating: D62

Directions

Cardiff City Centre – 9.9 miles

M4 Motorway, J33 – 9.4 miles

Your local office: Cowbridge

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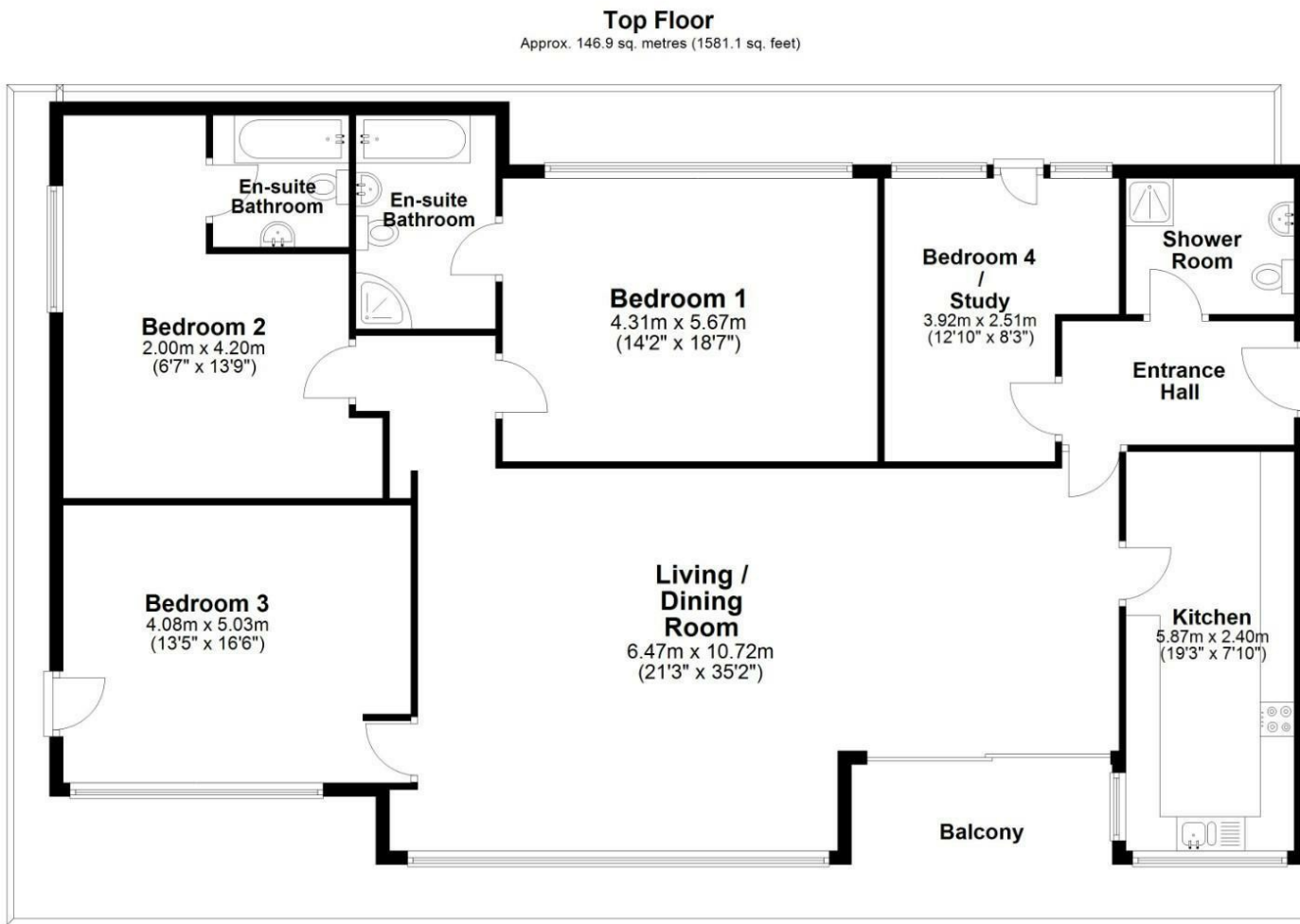


Summary of Accommodation

About the property

St. Osyth Court is a striking development of apartments, understood to have been constructed in the mid to late 1970's. All these privately owned apartments take great pride in their building and its grounds and, as such, offer a superb environment in a most desirable location, overlooking Romilly Park, Watchtower Bay and within easy reach of The Knapp and the Town Centre and its amenities. A central stairwell with lift access leads to the top floor where the Penthouse is located. From the lift, steps lead up to the apartment itself with this landing area being shared with one other. The apartment itself is an exceptionally spacious area of 1500sq.ft offering great accommodation yet with scope to improve if ever required. An entrance hallway has a door leading into a shower room/WC and to the fourth bedroom with one additional door leading into the principal living space. This exceptionally large area includes a dining area and an adjacent larger living space with sliding doors from the dining area opening to a balcony for the sole use of this apartment. Picture windows flood the living space with light and are ideal to enjoy the immense views. Adjacent to the dining area is a kitchen with a comprehensive range of fitted storage units with oven and hob to remain. It is understood there is an integrated dishwasher, fridge and space and plumbing for a washing machine/ dryer (none of these appliances tested or confirmed as working). To the far end of the living room, an inner lobby area gives access to the largest bedroom. This generous double room includes a great range of fitted storage including shelves, hanging space and drawers. This very large double room has its own en suite bathroom with bath and separate shower cubicle. The second bedroom is also a double with fitted wardrobes and its own en suite bathroom. Bedroom three occupies a corner spot with views over Romilly Park and could, if ever required, be used as an additional sitting room. The fourth bedroom – also a good double bedroom – is accessed from the entrance hallway and has most recently been used as a study.





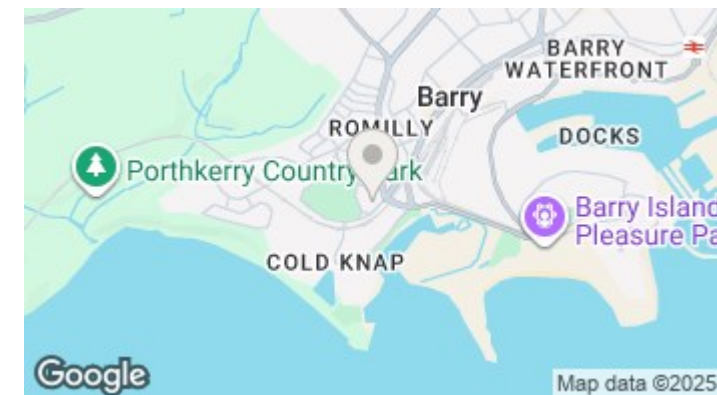
Total area: approx. 146.9 sq. metres (1581.1 sq. feet)

Garden & Grounds

St. Osyth Court is set within its own grounds to the west end of Barry, overlooking Romilly Park and within easy reach of The Knapp, Barry Island and the towns shopping centre. This top floor apartment offers commanding views over the whole area. From A4050 St Nicholas Road, Barry, a broad gated entrance leads onto a driveway with allocated parking for residents and a number of visitor spaces. The Penthouse has its own double garage understood to be accessed via an electronic up and over door (not inspected internally). There is, too, a communal terrace for use of the residents.

Additional Information

Leasehold. 999 year lease from 2010 (984 years remaining). A service charge of £1560 is payable per year. Ground rent to be confirmed. Managed by St. Osyth Residents Co. Limited. No pets permitted. No letting permitted (property must be Owner-occupied). Buildings insurance included within service charge. All mains services connected. Gas-fired central heating. Council Tax: Band F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	79
England & Wales	EU Directive 2002/91/EC	



Scan to view property

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.



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