

**Flat 2, 299 Holton Road
Barry
CF63 4HX**

Entrance Hall

Enter via a 1/2 Glazed Upvc door into this central hall. Radiator. Doors leading off to all rooms

Lounge 15'0" x 10'8"

An excellent sized living room. Radiator. Window to front with pleasant views



Bathroom W.C.

White coloured suite comprising low level W.C. Pedestal wash hand basin. Panelled bath with shower attachment. Tiled splashbacks. Radiator. 'Pottreton' gas combination boiler fires domestic hot water and central heating.



Kitchen Breakfast Room 11'10" x 9'3"

A decent sized kitchen housing a good selection of cream wall and base units incorporating worktop space with stainless steel sink unit & mixer tap, plumbing for washing machine & gas cooker point. Tiled splashbacks. Window. Radiator



Bedroom 15'0" x 12'4"

Most spacious double bedroom. Window. Radiator

PROPERTY MISDESCRIPTIONS ACT 1991:

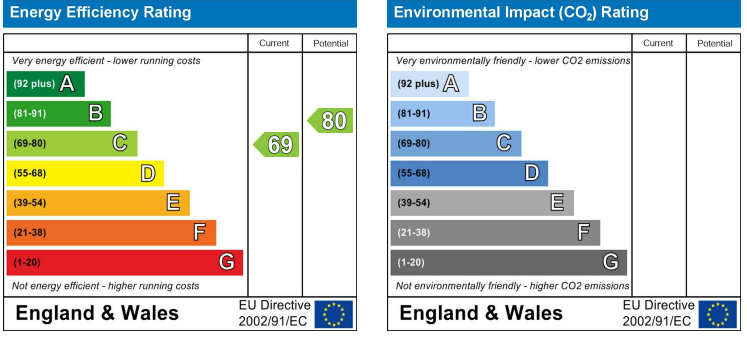
These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE

The vendors advise the property to be Leasehold. Vendor presently extending lease to 154 years. No Ground Rent. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.



Rear Garden

1/3rd of garden owned

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.



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First Time Buyers Or Landlord Investors Look! A Recently Refurbished And Well Presented First Floor Self Contained Apartment With Pleasant Views To Front. Really Good Accommodation is Offered By Way Of Entrance Hall, Large 15' Lounge, Kitchen Breakfast Room, Spacious 15' Double Bedroom & Bathroom W.C. Gas Central Heating With Combination Boiler. Upvc Windows & Doors. Vacant. Long Lease. Well Worth Viewing