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## 4, Ty Gambig Clos Yr Wylan, Barry CF62 5DF

3 BEDS | 2 BATH | 1 RECEPT | EPC RATING B

This well presented purpose built first floor apartment situated with eleven others constructed by Bovis. Ideally placed on Barry Island with Jacksons Bay and Whitmore Bay approx. minutes walk away. The apartment has sea views over the Bristol Channel from the living room and balcony. Briefly comprising, communal entrance hallway, entrance hallway, lounge/dining area, fully fitted kitchen with integrated appliances, two double bedrooms (master en suite), single bedroom with fitted wardrobes and a family bathroom. The sun terrace/balcony is accessible from the living room. To the rear is a communal garden with designated parking and garage. The property benefits from an audio door entry security system and gas central heating.

Agents note: £180.00 service charge per month including water rates, building insurance, communal electric, maintenance and cleaning of common areas and garden upkeep. 999 years from January 2003. Pets not allowed.



## FRONT

### Communal Entrance

Communal gardens, enter via double glazed door, security telecom system, stairs to all floors.

### Hallway

11'9 x 12'2 (3.58m x 3.71m)

Plastered ceiling with inset spotlights, plastered walls, fitted carpet flooring, wall mounted radiator, wooden doors to master bedroom and bedroom two and family bathroom.

### Living Room

11'1 x 19'1 (3.38m x 5.82m)

Smoothly plastered ceiling with inset spotlights, smoothly plastered walls fitted carpet flooring, UPVC double glazed windows opening out to enclosed balcony.

Enclosed balcony has wood decking area, space for seating, far Reaching panoramic sea views across the Bristol Channel. Wall mounted radiator wooden door opening to kitchen area.

### Kitchen

8'11 x 8'01 (2.72m x 2.46m)

Smoothly plastered ceiling, smoothly plastered walls, ceramic splash back tiles, vinyl flooring. UPVC double glazed window overlooking the front garden, fully fitted kitchen comprising of wall and base units, wood laminate worktops, stainless steel sink and drainer with mixer tap, integrated fridge freezer, integrated electric fan assisted oven with gas hob and extractor overhead wall mounted radiator wall mounted boiler, space for washing machine, integrated dishwasher.

### Enclosed Balcony

Enclosed balcony has wood decking area, space for seating, far Reaching panoramic sea views across the Bristol Channel.

### Bedroom One

13'0 x 12'3 (3.96m x 3.73m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator, aluminium framed patio doors leading out to enclosed balcony overlooking the rear. sea views across the Bristol Channel and beyond, fitted wardrobes.

### En-Suite

4'8 x 8'5 (1.42m x 2.57m)

Smoothly plastered ceiling, floor-to-ceiling ceramic tiled walls, nonslip vinyl flooring, enclosed shower cubicle with shower overhead, close coupled toilet, pedestal wash hand basin, wall mounted radiator, towel rail heater.

### Bedroom Two

9'9 x 12'6 (2.97m x 3.81m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator, aluminium framed double glazed windows to front, wall mounted radiator.

### Bedroom Three

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, UPVC aluminium framed double glazed window to the front elevation, wall mounted radiator, fitted wardrobes.

### Family Bathroom

6'6 x 7'2 (1.98m x 2.18m)

Smoothly plastered ceiling with extractor fan, floor-to-ceiling ceramic tiled walls, nonslip vinyl flooring, close coupled toilet, pedestal wash hand basin, bath and shower of tap, towel rail heater and a wall mounted radiator.

## REAR

Allocated parking bays and access to garage with up and over door. Communal gardens front and back.

## COUNCIL TAX

Council tax band F

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## MORTGAGE ADVICE

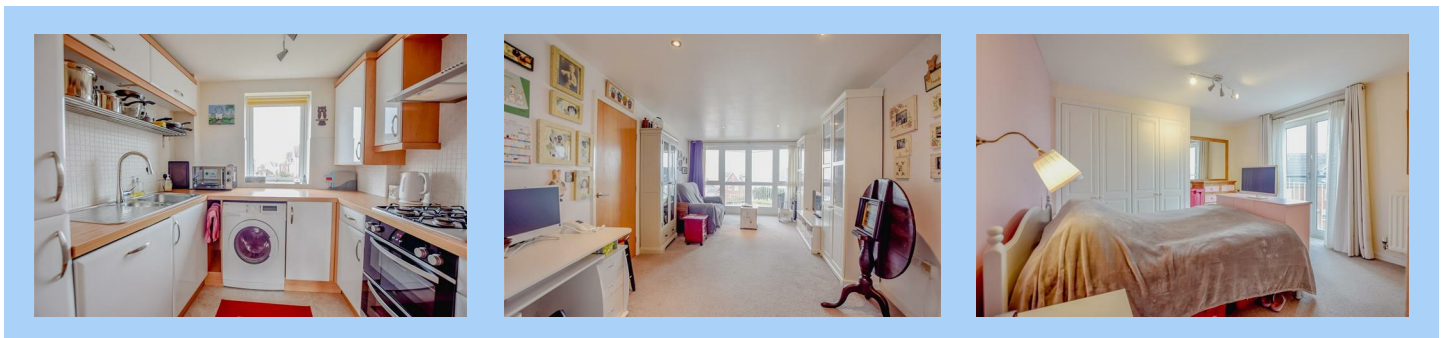
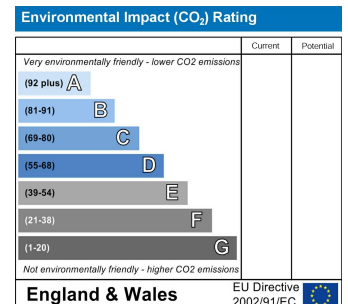
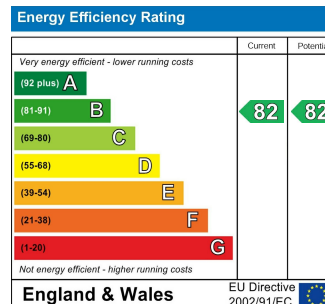
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## TENURE

We have been advised that the property is share of freehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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