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14 Rhodfa'r Cei, Barry CF62 5BU £160,000 Leasehold

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

Nina Estate Agents proudly present this immaculately presented two-bedroom apartment for sale in the heart of Barry Island. Located on the Quays, this second-floor apartment offers spacious living accommodation and stunning décor choices. The property is conveniently situated within walking distance to Barry Island pleasure park, local beaches, and a variety of dining options within the 'Goodsheds' development.

The property briefly comprises, stairs rising to the second floor, entrance hallway leading to a open plan living and kitchen area. Two bedrooms, master with en-suite and a family bathroom. The property offers distance sea views from all rooms and benefits from gas central heating. Viewing is essential to appreciate this beautiful home. LEASE DETAILS:- £130.00 per calendar month. £250.00 ground rent per annum. 120 years lease



COMMUNAL ENTRANCE

Allocated parking, bin storage. Communal entrance door with electric intercom entry system. Stairs rising to the second floor.

Entrance Hallway

Plastered ceiling and walls. Wood effect vinyl flooring. Wooden doors to all rooms. Wall mounted radiator. Intercom entry system.

Living/Kitchen

21'7 x 124 (6.58m x 37.80m)

Plastered ceiling and plastered walls. Continuation of vinyl flooring. UPVC double glazed window overlooking the front with distance sea views. Cupboard enclosing a combination boiler. Radiator.

Kitchen comprises of wall mounted units and base units in a handless design Complementary work surfaces and uprisers. Breakfast bar area. Integrated electric oven and electric hob. Extractor fan over. Integrated washing machine. Plumbing for dish washer. Space for fridge/freezer.

Master Bedroom

15'1 x 10'2 (4.60m x 3.10m)

Plastered ceiling and plastered walls. Fitted carpet flooring. Door to fitted wardrobe. UPVC double glazed window overlooking the front with distance sea views. Radiator. Door to en-suite.

En-suite

9'8 x 4'0 (2.95m x 1.22m)

Plastered ceiling and plastered walls with ceramic tiles. Vinyl flooring. Close coupled toilet. Pedestal wash hand basin. Shower cubicle with electric shower. Shaver points. Extractor fan. Radiator.

Bedroom Two

11'4 x 9'4 (3.45m x 2.84m)

Plastered ceiling and plastered walls. Fitted carpet flooring. Radiator. UPVC double glazed window overlooking the front with distance sea views.

Family Bathroom

8'0 x 6'4 (2.44m x 1.93m)

Plastered ceiling, plastered walls with ceramic tiles. Vinyl flooring. Bath with mixer taps. Close coupled toilet. Pedestal wash hand basin. Shaver points. Extractor fan. Radiator.

COUNCIL TAX

Council tax band C.

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 leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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