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Venezia Glanfa Dafydd, Barry CF63 4BG Guide Price £115,000 Leasehold

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

****SOLD WITH TENANT IN SITU****A spacious two bedroom third floor apartment in the heart of Barry waterfront development. The property boasts ample living space with enclosed balcony and partial water views. The property is within walking distance to public transport and convenient stores.

Briefly comprising, communal stairs rising to the third floor. Entrance hallway with doors to living area, kitchen, family bathroom and two bedrooms, master bedroom with en-suite. The property has electric storage heaters and UPVC double glazing throughout.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

AGENTS NOTE - Leasehold: Annual service charge £1,668. Annual ground Rent £71.
Sold with tenant in situ.



COMMUNAL ENTRANCE

Electric entry system. Stairs rising to the third floor with wooden fire door opening to hallway.

Entrance Hallway

Plastered ceiling and walls. Laminate flooring. Storage heater. Airing cupboard. Doors to bedrooms, kitchen, living room and family bathroom.

Living Room

14'7 x 13'9 (4.45m x 4.19m)

Plastered ceiling and walls. Fitted carpet flooring. UPVC double glazed French doors to enclosed balcony with partial water views. Storage heater.

Kitchen

10'2 x 9'8 (3.10m x 2.95m)

Fully fitted kitchen with a selection of base units, wall mounted units and laminate work surface. Vinyl flooring. Integrated electric oven, electric hob and extractor fan. Integrated washing machine. Space for fridge freezer.

Family Bathroom

7'5 x 6'4 (2.26m x 1.93m)

Three piece suite comprising, bath with mixer tap over. Close coupled toilet. Pedestal wash hand basin. Extractor fan. Vinyl flooring. Towel rail heater.

Master Bedroom

12'7 x 11'7 (3.84m x 3.53m)

Plastered ceiling and walls. Fitted carpet flooring. UPVC double glazed French doors with Juliette balcony to the rear. Storage heater. Fitted wardrobes. Door to shower room.

Shower Room

9'3 x 4'0 (2.82m x 1.22m)

En-suite comprising: shower cubicle with electric shower over and glass shower screen. Close coupled toilet. Pedestal wash hand basin. Towel rail heater. UPVC double glazed window. Extractor fan. Vinyl flooring.

Bedroom Two

11'3 x 8'3 (3.43m x 2.51m)

Plastered ceiling and walls. Fitted carpet flooring. UPVC double glazed window. Electric storage heater.

REAR

Allocated parking.

COUNCIL TAX

Council tax band D.

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.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as "The Auctioneer". This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Legal Pack

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

