



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



17 Glan Hafren, Barry CF62 6TA £205,000 Leasehold - Share of Freehold

1 BEDS | 1 BATH | 1 RECEPT | EPC RATING D

****NO CHAIN**** A desirable beach side apartment with panoramic views across the Pebble Beach, Bristol Channel and Somerset coastline beyond. A 'stone's throw' from cafés and in walking distance to the Knap gardens & lake, the Old Harbour and Romilly Park. Wales Coastal Path runs beside well maintained communal gardens. Access via security door entry intercom system.

Accommodation briefly comprises: communal entrance, porch, entrance hallway, lounge / dining room with UPVC double glazed French door's opening onto patio area with continuation of views, fitted Kitchen and one bedroom with ample built in storage. Replacement shower-room. Garage. The property benefits in under floor heating split over four zones (Kitchen, Hallway, Living Room, and Bedroom.) and replacement UPVC double glazed windows and doors over recent years. Ample parking on site and garage. Easy access to High Street shops and Barry train station providing links to Cardiff and Bridgend.

AGENTS NOTE: Leasehold being extended at approx. 970 years remaining. Annual maintenance charge is £830 per annum. Probate sale.



FRONT

Ample parking with garage.

Communal Entrance

Communal entrance with security intercom system. Enter property via wooden door glazed opaque glass windows.

Porch

4'09 x 4'09 (1.45m x 1.45m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Vinyl flooring. Wooden door with obscured glass insert through to entrance hallway.

Entrance Hallway

5'02 x 9'00 (1.57m x 2.74m)

Textured ceiling with coving. Papered wall's. Wood laminate flooring. Under floor heating. Wooden door leading through to porch. Wooden door's leading to bedrooms one, shower room and living / dining room.

Living / Dining

10'04 x 16'09 (3.15m x 5.11m)

Textured ceiling with coving. Papered wall's. Wood block flooring. Under floor heating. UPVC double glazed window and UPVC double glazed patio door leading out to patio area with panoramic views of the channel. Wooden door leading to kitchen. A further wooden door leading to the entrance hallway.

Kitchen

7'00 x 10'04 (2.13m x 3.15m)

Textured ceiling with coving. PVC panelled walls. Vinyl flooring. Under floor heating. UPVC double glazed window to side elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktop's. Integrated induction hob. Integrated fan assisted oven. Space for washing machine. Space for fridge / freezer. Wooden door leading through to living room.

Bedroom One

9'01 x 12'07 (2.77m x 3.84m)

Textured ceiling with coving. Papered wall's. Wood laminate flooring. Under floor heating. UPVC double glazed window to the rear elevation with panoramic channel views. Access to built-in wardrobes. Wooden door leading through to the entrance hallway.

Bathroom

6'06 x 7'00 (1.98m x 2.13m)

Smoothly plastered ceiling. Part papered wall's, with aqua panelling and porcelain tiled splashbacks. Vinyl flooring. wall mounted towel rail. UPVC double glazed windows with obscured glass to the side elevation. Vanity wash hand basin and toilet. Large double shower with electric shower overhead. Access to airing cupboard. Wooden door leading to entrance hallway.

REAR

Communal gardens. Panoramic views of channel. Patio area. UPVC double glazed patio door leading to Living / dining room.

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.

