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Flat 10 Ty Camlas Y Rhodfa, Barry CF63 4BF

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

A modern first floor apartment situated on the popular Barry Waterfront within walking distance of a local supermarket, the 'Goodsheds' development providing access to boutique shops and restaurants, schools and Barry Dock train station with regular services to Cardiff/Bridgend.

The property briefly comprises, communal entrance hallway, stairs rising to the first floor. A spacious living room leading to a enclosed private balcony with far reaching water views, fitted kitchen, two bedrooms (master with en-suite shower room) and a spacious family bathroom. The property benefits from UPVC double glazing, gas central heating via combi boiler, designated parking space, ample visitors parking and water views. An ideal first time buy in a sought after location. Offered with no onward chain. Viewing highly recommended.

AGENTS NOTE: Leasehold property with approximately 101 years remaining with service charges of £1800 per annum and £50 a year ground rent.



FRONT

Off road parking with allocated parking space. Visitors parking. Communal door with electric intercom system.

Communal Entrance

Stairs rising to the first floor. Wooden front door opening to hallway.

Hallway

Plastered ceiling and walls. Wood effect vinyl flooring. Wooden doors to all rooms. Further doors to storage cupboards, one housing a wall mounted combination boiler. Radiator.

Living Room

18'9 x 12'8 (5.72m x 3.86m)

Plastered ceiling with coving, plastered walls. Fitted carpet flooring. Radiators. UPVC double glazed French doors opening to an enclosed balcony with water views.

Kitchen

10'9 x 8'8 (3.28m x 2.64m)

Kitchen comprises; A selection of wall and base units, laminate work surface, integrated electric oven and four ring gas hob. Space for all further appliances. Vinyl flooring. UPVC double glazed window. Extractor fan. Radiator.

Bedroom One

14'11 x 13'3 (4.55m x 4.04m)

Plastered ceiling and plastered walls. Fitted carpet flooring. Fitted wardrobes. UPVC double glazed window with water views. Door to shower room. Radiator.

Shower Room

6'4 x 6'2 (1.93m x 1.88m)

Shower cubicle with mains operated shower overhead. Close coupled toilet. Vanity wash hand basin. Towel rail heater vertical. Shaver points. Extractor fan. Vinyl flooring. Splash back tiles.

Bedroom Two

10'3 x 9'8 (3.12m x 2.95m)

Plastered ceiling and walls. Fitted carpet flooring. Radiator. UPVC double glazed window.

Bathroom

7'11 x 6'03 (2.41m x 1.91m)

Plastered ceilings and walls, vinyl flooring. UPVC double glazed window to the front aspect. Bath with mains shower over. Close coupled toilet. Vanity wash hand basin. Radiator. Shaver points and extractor fan.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

