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14 Yew Tree Court, BARRY CF62 6RS £165,000 Leasehold - Share of Freehold

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

A rare opportunity to own this two-bedroom top floor apartment boasting panoramic views across the magnificent Bristol Channel, The Knap Beach, and the beautifully landscaped gardens. This remarkable property, set within a Freehold block consisting of only fourteen apartments each owning a share of the freehold. This apartment presents itself as an ideal first-time purchase for those seeking a serene abode.

Positioned just off the prestigious St Nicholas Road, this apartment offers convenient accessibility to the esteemed Barry Train Station, a myriad of local shops, and an array of stunning beaches. As you enter the communal entrance hallway, you will be greeted by a secure intercom door entry system, providing peace of mind for residents.

The delightful living room that leads to an open private balcony, two spacious double bedrooms offering ample space and a well-appointed family bathroom.

The fitted kitchen offers a functional space, while the property benefits from UPVC double glazing throughout and a ducted heating system, ensuring year-round comfort and energy efficiency. The convenience of parking is provided to the front of the property, perfect for those seeking secure storage or additional vehicle space.

With a lease extended to 167 years leasehold Share of the Freehold and a modest monthly maintenance fee of £110.00, this exceptional apartment offers not only a beautiful space to call home but also sound investment potential. Viewing is highly recommended.



FRONT

Communal gardens, with laid lawn, established shrubbery. Paved pathway leading to communal entrance. Access to parking.

Communal Entrance

Enter via secure entry door. Stairs rising to top floor.

Entrance Hallway

3'04 x 6'09 (1.02m x 2.06m)

Textured ceiling with coving, smoothly plastered walls, fitted carpet flooring. Composite front door with stain glass inserts leading from communal entrance and staircase. Through opening to kitchen, wooden door with glass inserts leading through to living / dining room.

Kitchen

7'06 x 9'09 (2.29m x 2.97m)

Wood panelled ceiling, part plastered walls and revealed brick, porcelain tiled splashback's ceramic tiled flooring. UPVC double glazed window to the rear elevation. Fitted kitchen, comprising of wall and base units, wood laminate worktops. Integrated four ring gas hob, integrated oven. Stainless steel sink with mixer tap. Space for fridge freezer, space for washing machine. Through opening to the entrance hallway .

Living / Dining Room

11'05 x 17'08 (3.48m x 5.38m)

Papered ceiling with coving, smoothly plastered walls, fitted carpet flooring. UPVC double glazed window to the front elevation with far-reaching channel views, and further views over the communal gardens. UPVC double glazed patio door leading out onto the balcony with a continuation of sea views and views over the communal gardens. Wooden doors with glass inserts leading through to the inner hallway and a further wooden door with glass inserts through to the entrance hallway.

Inner Hallway

2'11 x 6'05 (0.89m x 1.96m)

Wood panelled ceiling, smoothly plastered walls, fitted carpet flooring. Wooden doors leading to bedrooms one and two. A further wooden door leading to the family bathroom. Access to airing cupboard and heating system.

Bedroom One

9'00 x 12'08 (2.74m x 3.86m)

Textured ceiling with coving, smoothly plastered walls, fitted carpet flooring. UPVC double glazed window to the front elevation with views over the communal gardens. Built-in wardrobes, access to further storage. Wooden door leading out to the entrance hallway.

Bedroom Two

9'10 x 11'00 (3.00m x 3.35m)

Papered ceiling with coving, smoothly plastered walls, fitted carpet flooring. UPVC double glazed window to the rear elevation. Wooden door leading out to the inner hallway.

Family Bathroom

7'04 x 7'05 (2.24m x 2.26m)

Textured ceiling, smoothly plastered walls, porcelain tiled

splashbacks, ceramic tiled flooring. Vanity wash hand basin, vanity toilet. Bath with electric powered shower overhead. Wooden door leading out to the inner hallway.

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 (Share of the freehold). You are advised to check these details with your solicitor as part of the conveyancing process.

