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18, Ty Levant Rhodfa'r Gwagenni, Barry CF63 4AY

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

A well presented second floor apartment, placed in the popular Barry waterfront area with easy access to all amenities including shops, cafes, schools and local doctor surgery. Public transport links are within close proximity giving access to Cardiff/Bridgend.

Briefly comprising, communal entrance hallway with door entry security system, stairs rising to second floor, entrance hallway, open plan living room with a kitchen/diner, one double bedroom with enclosed balcony and a modern shower room. The property has electric heating and uPVC double glazing throughout. The property also benefits from allocated parking and visitors parking.

AGENTS NOTE: We have been advised that the property is leasehold with approximately 107 years remaining, management charges are £135pm(Includes water rates) and ground rent of £100 per annum.
An ideal first time buy.



FRONT

Allocated parking bays. Visitors parking. Door to communal entrance with intercom entry system.

Communal Entrance

Stairs rising to the second floor.

Entrance Hallway

10'0 x 3'9 (3.05m x 1.14m)

Plastered ceiling. Plastered walls. Fitted carpet flooring. Wooden doors to living room, shower room, family bathroom and storage cupboard. Wall mounted storage heater.

Living/Dining/Kitchen

20'6 x 11'5 (6.25m x 3.48m)

Open plan living and dining area. Plastered ceiling and walls. Fitted carpet flooring. UPVC double glazed window to the front elevation. Electric storage heater.

Kitchen comprises, wall mounted units, base units and laminate work surface. Vinyl flooring. Electric oven, hob and extractor fan integrated. Space for fridge/freezer and plumbing for washing machine.

Shower Room

7'2 x 5'7 (2.18m x 1.70m)

Plastered ceiling, plastered walls, vinyl flooring. Double shower cubicle with glass shower screen. Mains operated shower over. Close coupled toilet. Pedestal wash hand basin. Towel rail heater. Shaver points. Extractor fan.

Bedroom

15'5 x 9'7 (4.70m x 2.92m)

Plastered ceiling, plastered walls, fitted carpet flooring. Access to enclosed balcony. Electric heater.

Balcony

Enclosed balcony overlooking the front aspect.

COUNCIL TAX

Council tax band

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

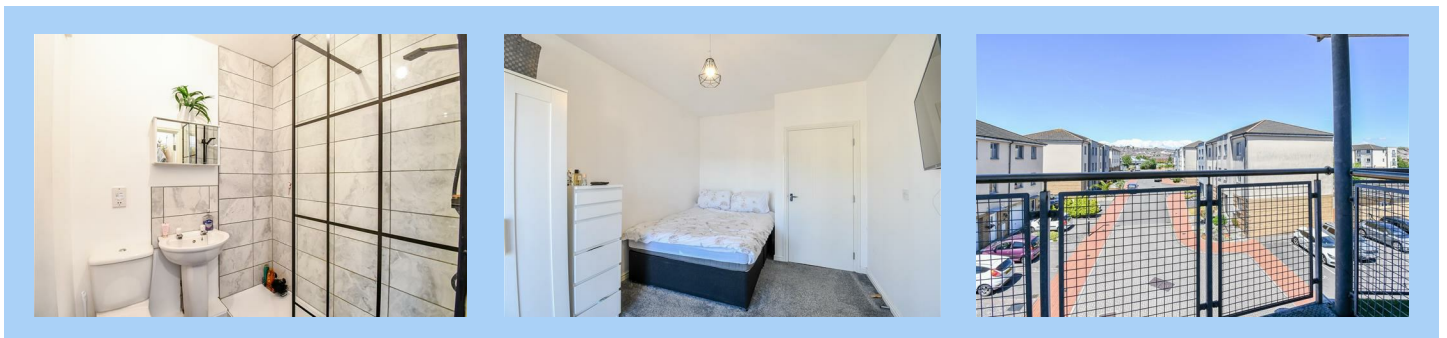
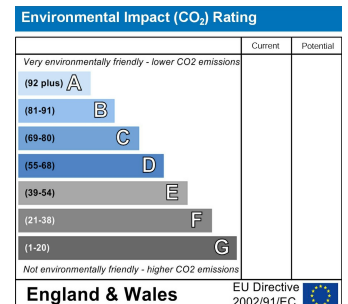
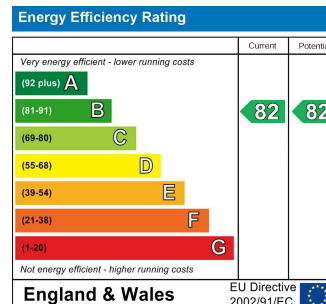
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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.



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