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## 2 Beaconsfield Romilly Road, Barry, Barry CF62 6LF

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

SUPERB SEA VIEWS.....Viewing is essential to appreciate this newly renovated two bedroom apartment placed on the first floor and offering uninterrupted views towards the Bristol Channel, Flat Holme/Steep Holme with views over the communal gardens. The property is conveniently located in walking distance to local schools, parks, Park Crescent and High Street shopping area and local bus and train links. Briefly comprising, communal entrance via intercom system, stairs rising to second floor, entrance hallway, two bedrooms both with fitted wardrobes, living room with far reaching views, replacement fitted kitchen and a replacement family bathroom with microcement walls. Benefiting from new electric heating, UPVC double glazing throughout, newly plastered and replacement fitted carpets. An ideal first time buy or buy to let in a popular location of Barry.



Agents note: Leasehold property with approximately 84 years remaining, £163.00 maintenance per month.

## FRONT

Communal entrance with stairs rising to the first floor. Wooden opaque glass door opening to property. Bespoke outdoor light.

## Entrance Hallway

Pleasured ceiling and walls. Fitted carpet. Door to living room, kitchen, two bedrooms and family bathroom. Storage cupboard. Cupboard housing newly fitted electric hot water tank.

## Living Room

13'7" max x 11'10" max (4.14m max x 3.61m max )

Plastered ceiling. Plastered walls. Fitted carpet flooring. UPVC double glazed window with far reaching views of the Bristol Channel. Modern electric storage heater.

## Kitchen

13'7" max x 8'3" max (4.14m max x 2.51m max )

Plastered ceiling. Smoothly plastered walls. Wood effect vinyl flooring. UPVC double glazed window to the rear with far reaching sea views across the Bristol channel. Newly fitted kitchen comprising of wall units and base units with marble effect work surfaces over. Space for fridge freezer and washing machine. Integrated dishwasher, integrated electric oven and hob with extractor fan over. Stainless steel sink. Modern electric storage heater.

## Bedroom 1

12'3" max x 9'6" max (3.73m max x 2.90m max )

Plastered ceiling. Plastered walls. Fitted carpet. UPVC double glazed window to the front. Built in wardrobes. Modern electric storage heater.

## Bedroom 2

9'6" max x 7'11" max (2.90m max x 2.41m max )

Plastered ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the front. Built in wardrobes. Modern electric storage heater.

## Bathroom

6'11" max x 5'7" max (2.11m max x 1.70m max )

Smoothly plastered spotlighted ceiling with extractor fan. Microcement walls, wood effect vinyl flooring. Close coupled cistern w.c. Vanity unit Pedestal wash hand basin, bath with electric shower over. Chrome towel radiator.

## REAR

Packing facility and access to communal gardens with washing line.

## COUNCIL TAX

Council tax band C.

## TENURE

We have been advised that the property is . You are advised to check these details with your solicitor as part of the conveyancing process.

## 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.

## 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.

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

