



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



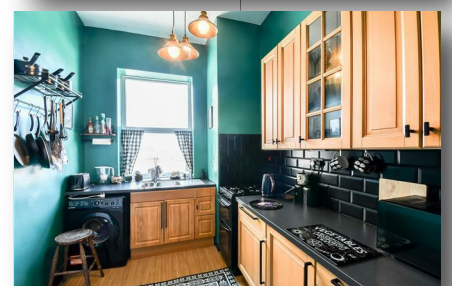
## Court Mews Court Road, Barry CF63 1EU £120,000 Leasehold

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

A well-presented two bedroom first floor apartment in a traditional period dwelling, situated in the East end of Barry. The property is in walking distance to Barry Town Centre, local schools, public transport and Court Road doctors surgery. The building contains 13 flats in total, all completely different in size and shape.

This apartment comprises of an entrance hallway with plenty of storage, a spacious open plan living/dining room with a separate fitted kitchen, two double bedrooms and a family bathroom. To the rear, allocated parking with communal waste area. The property benefits from UPVC double glazing throughout and gas central heating via a combination boiler.

Agents note: Leasehold property with approx. 999 years with a low service charges of £89 pm inc building maintenance, insurance and ground rent.



## FRONT

Enter via communal front door and door entry system.

## Communal Entrance

Accessed via a security intercom via the front on Court Road. Stairs lead up to two floors. Property entrance accessed via wooden front door.

## Hallway

25'01 x 2'11 (7.65m x 0.89m)

Textured ceiling, smoothly plastered walls, laminate flooring, wooden doors leading to living space, bedrooms and family bathroom. Storage/ cloakroom cupboard with shelving, wall mounted radiator.

## Living/Dining Room

21'10 x 16'02 (6.65m x 4.93m)

Textured ceiling, smoothly plastered walls, fitted carpet flooring, double glazed UPVC window to the side elevation, feature fireplace, wall mounted Radiator.

## Kitchen

12'02 x 8'00 (3.71m x 2.44m)

Textured ceiling, smoothly plastered walls, wood laminate flooring, fully fitted wall and base units. Space for fridge freezer, space for gas cooker, space for washing machine. UPVC Double glazed window overlooking the rear of property, wall mounted Radiator, Tiled splash back surround.

## Bedroom one

16'03 x 9'00 (4.95m x 2.74m)

Textured ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted Radiator. UPVC double glazed window to the side elevation.

## Bedroom Two

9'01 x 12'02 (2.77m x 3.71m)

Textured ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator, UPVC double glazed window to the side elevation.

## Family Bathroom

5'11 x 7'04 (1.80m x 2.24m)

Textured ceiling, smoothly plastered walls, ceramic tile flooring, porcelain splash back tiles, wall mounted radiator, UPVC double glazed window to the side elevation, close coupled toilet, vanity wash hand basin, bath with shower overhead composite wall covering around bath area.

## 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.

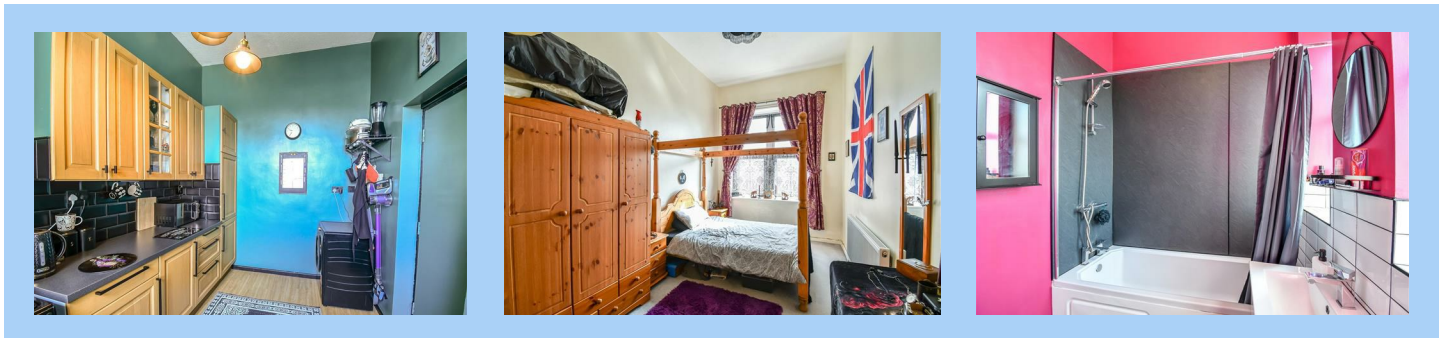
## PROCEEDS OF CRIME ACT 2002

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B		79	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	43		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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