



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



## 42 Cei Tir Y Castell, Barry CF63 4DG £166,000 Leasehold

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

\*\*\* WATER VIEWS \*\*\* This wonderful apartment is located within the popular Waterfront development, within walking distance of shops, rail stations, leisure facilities, beaches, bars and restaurants. Delightfully positioned with Waterfront views towards Barry Island.

Accommodation comprises communal entrance via push button door entry, stairs rising to top floor, entrance hallway, living room open plan to modern fitted kitchen. Bedroom one with en suite shower room and Bedroom Two, a bathroom. Benefiting from UPVC double glazing and gas central heating via combination boiler.

Allocated parking space.

999 year lease from 2018 with approx. 993 years remaining, Monthly service charge of £150.00 approx. (The acting Solicitor can verify).



## FRONT

Allocated parking bay. Block paved pathway via steps to communal entrance. Intercom entry system.

## Communal Entrance

Enter via a intercom controlled door. Well maintained communal areas with stairs to all floors. Post-box at entrance.

## Entrance Hallway

3'09 x 16'06 (1.14m x 5.03m)

Smoothly plastered ceiling. Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Front door leading from communal landing. Wooden doors leading to living / dining, through to the kitchen area. Further wooden doors to bedrooms one, two and main bathroom. Access to storage.

## Living / Dining

10'04 x 13'05 (3.15m x 4.09m)

Smoothly plastered ceiling. Smoothly plastered walls. Continuation of wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading out to entrance hallway. Through opening to kitchen / breakfast area.

## Kitchen

8'00 x 9'06 (2.44m x 2.90m)

Smoothly plastered ceiling. Smoothly plastered walls. Continuation of wood laminate flooring. UPVC double glazed window to the rear elevation. A modern fitted kitchen comprising a wall and base units. Wood laminate worktops. Integrated four ring gas hob. Integrated fan assisted oven. Stainless steel sink. Ceramic tile splashback's. Space for fridge / freezer. Space for washing machine. Wall mounted combination boiler in a housed cupboard. Ample room for dining furniture. Through opening to living room.

## Bedroom One

9'06 x 11'08 (2.90m x 3.56m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with waterside views. Wooden door leading to a en-suite shower room. A further wooden door leading to the entrance hallway.

## En-Suite Shower Room

4'07 x 5'11 (1.40m x 1.80m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Ceramic tiled splashbacks. Vinyl flooring. Wall mounted radiator. Double walk-in cubical with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Wooden door leading through to the master bedroom.

## Bedroom Two

9'06 x 11'00 (2.90m x 3.35m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front with waterside views. Wooden door leading through to the entrance hallway.

## Bathroom

6'02 x 6'02 (1.88m x 1.88m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the side elevation with obscured glass inset. Ceramic tiled splashback's. Pedestal wash hand basin. Close coupled toilet. Bath. Wooden door leading through to the entrance hallway.

## COUNCIL TAX

Council tax band B

## 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

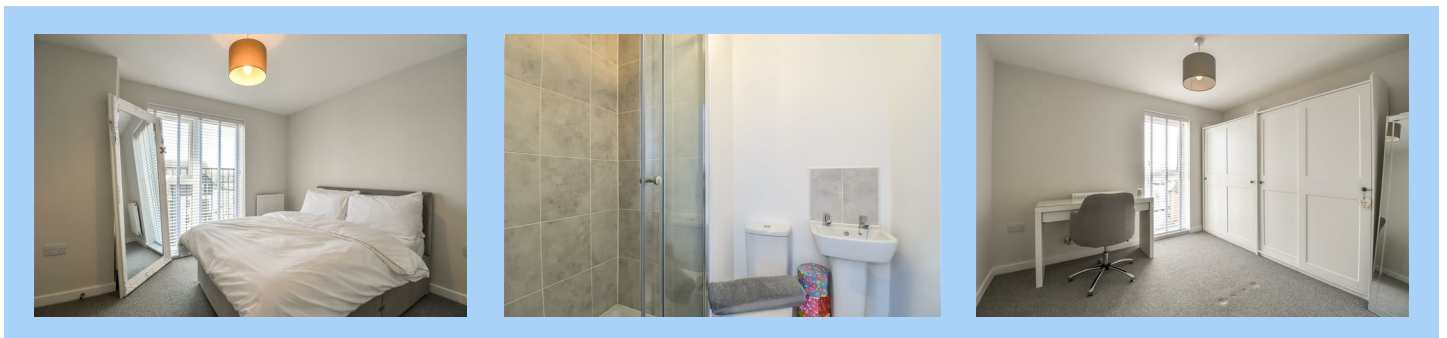
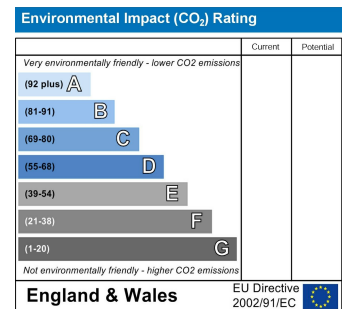
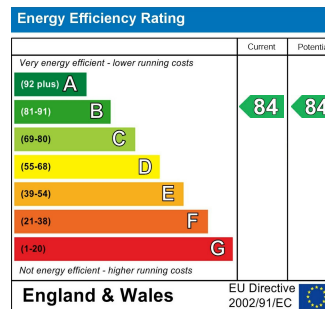
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## 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.

## PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.



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