



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



## 19 Glan y Dwr Y Rhodfa, Barry CF63 4BE £140,000 Leasehold

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

A Second floor apartment, situated on the popular Barry Waterfront within walking distance of local supermarkets, schools and amenities. Offering front aspect water views. The property briefly comprises, communal entrance stairs rising to the second floor. Entrance hallway, living / dining room (with water views) and balcony, leading through to a fitted kitchen, one bedroom and a bathroom.

The property has a designated parking space and also ample visitors parking.

An ideal first time buy property. Viewing highly recommended. Benefiting from gas central heating via a combination boiler and UPVC double glazing throughout.

AGENTS NOTE: Lease term 106 years. Ground rent £50/year. Service charge £1529.42/year.



## FRONT

Public scenic pathways, play parks and walking distance to further amenities. Communal door with intercom entry system.

## Communal Entrance

Access to stairs to second floor apartment via a wooden door. Rear access to car park.

## Entrance Hallway

4'04 x 12'01 (1.32m x 3.68m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Composite front door leading from communal Landing. Wooden doors leading to living / dining room. A further wooden door to bedroom one and bathroom. Access to airing covered. Access to storage.

## Living / Dining

13'02 x 16'05 (4.01m x 5.00m)

Smoothly plastered ceiling with coving. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors leading out to front facing balcony with far-reaching waterside views and views of the channel. Through opening to kitchen. Wooden door leading through to the entrance hallway.

## Kitchen

7'08 x 9'11 (2.34m x 3.02m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Vinyl flooring. Ceramic tiled splashback's. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated four ring gas hob. Integrated oven. Integrated cooker hood. Stainless steel sink. Space for washing machine, Space for fridge / freezer. Through opening to living / dining room.

## Balcony

Front facing balcony with waterside views and far reaching channel views. UPVC double glazed French doors leading from living / dining room.

## Bedroom One

9'05 x 12'01 (2.87m x 3.68m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front with far-reaching channel views and waterside views. Wooden door leading through to the entrance hallway.

## Bathroom

6'05 x 9'06 (1.96m x 2.90m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Porcelain tiled splashbacks. Vanity wash hand basin. Close coupled toilet. Bath with thermostatically controlled shower overhead. Wooden door leading through to the entrance hallway.

## REAR

Carparking facility with one parking space allocated. Door to communal entrance. Ample visitor parking to the front.

## COUNCIL TAX

Council tax band D

## 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 Leashold. 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.

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



[www.ninaestateagents.co.uk](http://www.ninaestateagents.co.uk)

