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9 Glan Y Dwr Y Rhodfa, Barry CF63 4BE £159,950 Leasehold

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

A ground 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, living room (with water views) leading through to a fitted kitchen, two bedrooms and a bathroom adapted for mobility purposes. 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.. Maintenance: West Quay Property Management = £1,885.86 per annum. Ground Rent: Estates & Management Ltd = £82 per annum. The lease remaining on the property is approx. 101 yrs.



FRONT

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

Communal Entrance

Access to ground floor apartment via wooden door. Rear access to car park.

Entrance Hallway

13'9 x 7'8 (4.19m x 2.34m)

Smoothly plastered ceiling with coving, plastered walls and fitted carpet flooring. Radiator. Storage cupboards and doors to all rooms.

Living Room

12'10 x 9'7 (3.91m x 2.92m)

Plastered ceiling with coving, plastered walls and fitted carpet flooring. Radiator. UPVC double glazed window to the front with water views. Door to kitchen.

Kitchen

11'7 x 7'8 (3.53m x 2.34m)

Kitchen comprises of wall mounted units and base units with laminate work surface. Papered walls and ceramic splash back tiles. Stainless steel sink and drainer with mixer tap over. Electric fitted oven and inset gas hob. Extractor fan overhead. UPVC double glazed window to the rear. Radiator.

Bedroom One

12'5 x 9'8 (3.78m x 2.95m)

Plastered ceiling with coving, plastered walls and fitted carpet flooring. Radiator. UPVC double glazed window to the front with water views. Fitted wardrobe.

Bedroom Two

9'11 x 9'4 (3.02m x 2.84m)

Plastered ceiling with coving, plastered walls, fitted carpet flooring. UPVC double glazed window to the rear. Radiator. Wall mounted combination boiler.

Bathroom

7'1 x 6'3 (2.16m x 1.91m)

Plastered ceiling with extractor fan. Plastered walls with aqua panelling. Shower cubicle with mobility entrance, shower overhead. Close coupled toilet. Wash hand basin. Shaver points. UPVC double glazed window to the rear.

REAR

Carparking facility with one parking space allocated. Door to communal entrance.

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.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

