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## 44 Clos Y Rheilffordd, Barry CF62 5BX Chain Free £155,000 Leasehold

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

**\*\*NO CHAIN\*\*** An immaculate waterfront apartment. This second floor property comprises a communal hallway. Inner hallway, open plan lounge/kitchen with French doors opening to a Juliette balcony with partial water views and landscaped public garden area. Two double bedrooms with en-suite to the master bedroom and a main family bathroom. Further benefits are one allocated parking space, quick access to Barry train station, local beaches, and the Goodshed's development. The apartment benefits from UPVC double glazing throughout and gas central heating.

AGENTS NOTE: Leasehold with 999 years from 2018. Service Charge £117.00 Per Month Approx. Must be viewed to appreciate. NO ONWARD CHAIN.



## FRONT

Allocated parking bay. Communal door with electric intercom system. Public pathways leading to shops, Asda and Goodshed's. Waterfront walks with public landscaped gardens/play parks.

## Communal Entrance

Stairs rising to the 3rd floor. Door entering the property.

## Hallway

Plastered ceiling and plastered walls. Laminate flooring. Wooden doors to family bathroom, bedrooms and living accommodation. Door to storage cupboard. Radiator.

## Living Room/Kitchen

20'0 x 9'6 (6.10m x 2.90m )

Plastered ceiling and plastered walls, continuation of laminate flooring. UPVC double glazed French doors opening to a Juliette balcony with partial water views. Wooden door to cupboard housing a combination boiler. The kitchen area has a selection of wall mounted units and base units. Laminate work surface with inset gas hob, integrated electric oven. Integrated 50/50 fridge and freezer. Integrated washing machine. Radiators.

## Master bedroom

14'1 x 8'5 (4.29m x 2.57m)

Plastered ceiling and plastered walls. Fitted carpet flooring. UPVC double glazed window. Door to shower room. Radiator.

## Shower Room

Plastered ceiling with extractor fan. Plastered walls. Vinyl flooring. Close coupled toilet, pedestal wash hand basin. Shower cubicle with power shower over. Ceramic splash back tiles. Radiator.

## Bedroom Two

9'1 x 8'7 (2.77m x 2.62m)

Plastered ceiling and plastered walls. Fitted carpet flooring. Fitted wardrobes with sliding mirrored doors. UPVC double glazed window. Radiator.

## Family Bathroom

6'10 x 5'7 (2.08m x 1.70m)

Plastered ceiling with extractor fan. Plastered walls. Vinyl flooring. Bath with mixer tap over. Pedestal wash hand basin. Close coupled toilet. Radiator. UPVC opaque glass window.

## 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

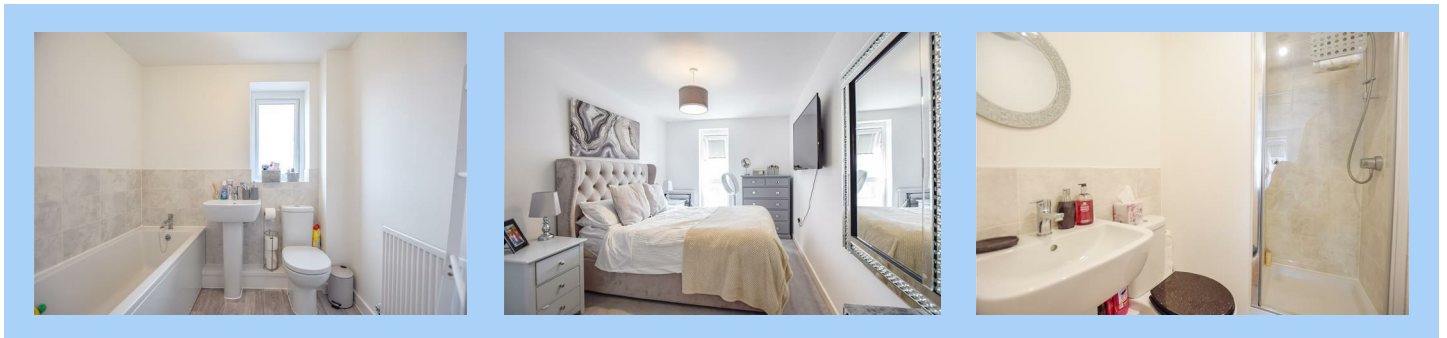
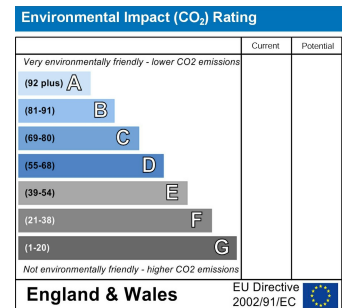
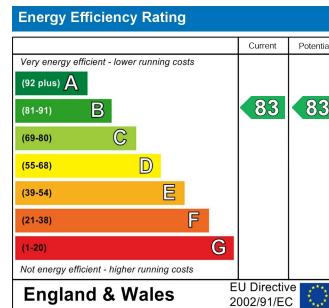
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## 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.



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