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## Flat 32 Glan Y Mor Y Rhodfa, Barry CF63 4BB

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

NO FORWARDING CHAIN..... A beautifully presented Top floor apartment ACCESSIBLE VIA A LIFT, situated on the popular Barry Waterfront within walking distance of local supermarkets, schools and amenities. Offering side aspect water views. The property briefly comprises, living room (with water views) leading through to a fitted kitchen, two bedrooms - master with an en-suite shower room and a family bathroom. The balcony provides direct access from the living room. 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 = £150.87 per month. Ground Rent: Estates & Management Ltd = £36 per half year. The lease remaining on the property is approx. 125 yrs.



## FRONT

Established shrubbery, Steps rising from pavement level. Access to communal entrance with a security door.

## Communal Entrance

Communal entrance, stairs rising to top floor apartment, lift access available. Wooden fire door to entrance hallway.

## Entrance Hallway

8'10 x 9'01 (2.69m x 2.77m )

Smoothly plastered ceiling, smoothly plastered walls, wood laminate flooring, wall mounted radiator. Wooden doors leading to the master bedroom and bedroom two. Further wooden door to leading to the family bathroom. Storage cupboard and further area hosing gas central heating boiler.

## Living / Dining

16'05 x 16'07 (5.00m x 5.05m )

Smoothly plastered ceiling with coving, smoothly plastered walls, wood laminate flooring, wall mounted radiator. UPVC double glazed patio doors leading to balcony with views over the waterside views and partial channel views. Wooden door leading out to the entrance hallway, through opening to kitchen area.

## Kitchen

8'02 x 8'04 (2.49m x 2.54m )

Smoothly plastered ceiling with a vent extractor, smoothly plastered walls, wood laminate flooring, wall mounted radiator. Fitted kitchen comprising of wall and base units, wood laminate worktops. Integrated four ring gas hob, integrated fan assisted oven. Integrated cooker hood. Stainless steel sink, space for washing machine, space for fridge / freezer, opening through to living / dining area.

## Master Bedroom

10'06 x 16'04 (3.20m x 4.98m )

Smoothly plastered ceiling, smoothly plastered walls, wood laminate flooring, wall mounted radiator. UPVC double glazed window to the side elevation with views over the waterside. Wooden door leading to the en-suite shower room. Further wooden door leading out to the entrance hallway.

## En-Suite Shower Room

5'02 x 8'03 (1.57m x 2.51m )

Smoothly plastered ceiling with vent extractor, smoothly plastered walls, vinyl flooring, wall mounted radiator. Vanity wash hand basin, close coupled toilet, corner shower with mains powered shower overhead. Wooden door leading to the master bedroom.

## Bedroom Two

9'08 x 9'06 (2.95m x 2.90m )

Smoothly plastered ceiling, smoothly plastered walls, wood laminate flooring, wall mounted radiator. UPVC double glazed window to the rear elevation. Wooden door leading out to the entrance hallway.

## Bathroom

5'06 x 7'02 (1.68m x 2.18m )

Smoothly plastered ceiling with vent extractor, smoothly plastered walls, vinyl flooring, wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Bath with mains powered shower overhead, vanity wash basin, close coupled toilet. Wooden door leading out to the entrance hallway.

## REAR

Communal area with access to allocated parking bay.

## Balcony

Wood decked flooring. Side views over the waterside. Distant views of the channel. UPVC double glazed French doors leading to the living / dining room.

## COUNCIL TAX

Council tax band E

## 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.

