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15 Heol-Y-Gaer, Barry CF62 6UH £209,950 Leasehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING

NO CHAIN.....A two bedroom first floor apartment situated in the sought after Knap area within the West end of Barry benefiting from views across the Bristol Channel and Devon coastline beyond. Briefly comprising; stairs rising to communal landing, entrance hallway, lounge/dining room, fitted kitchen, Two double bedrooms and a bathroom. Allocated parking for one vehicle. Well maintained communal gardens.

UPVC double glazing and gas central heating via a combination boiler.

Leasehold property with approx. 990 years remaining. Annual Service Charge of approx. £1,600.00.



FRONT

Pathway leading to communal gardens. Steps ascending to the first floor. Wooden door with obscured glass insert leading to the entrance hallway.

Entrance Hallway

5'09 x 12'02 (1.75m x 3.71m)

Textured ceiling, Papered walls. Wood laminate flooring, Wall mounted radiator. Wooden door with obscured glass inserts leading from communal landing. Wooden doors leading to bedrooms one, two and the bathroom. A further wooden door leading through to living / dining. Built in storage. Housed wall mounted combination boiler.

Living / Dining

12'10 x 17'01 (3.91m x 5.21m)

Textured ceiling with coving. Papered walls. Tiled flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with far-reaching channel views. UPVC double glazed window to the side elevation. Wooden door leading through to the kitchen / breakfast. Further wooden leading through to the entrance hallway.

Kitchen / Breakfast

6'06 x 12'02 (1.98m x 3.71m)

Textured ceiling, Papered walls. Tiled flooring. Porcelain tiled splashback's. UPVC double glazed window to the rear with far-reaching channel views. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Space for washing machine, Space for cooker, Space for fridge / freezer. Wooden door leading through to the living / dining.

Bedroom One

9'06 x 12'11 (2.90m x 3.94m)

Textured ceiling with coving, papered walls. Tiled flooring, Wall mounted radiator. UPVC double glazed window to the front elevation. Built-in wardrobes. Further built-in storage. Wooden door leading through to the entrance hallway.

Bedroom Two

9'06 x 9'09 (2.90m x 2.97m)

Textured ceiling with coving, Papered walls. Tiled flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Built-in wardrobe. Wooden door leading through to the entrance hallway.

Bathroom

6'11 x 7'03 (2.11m x 2.21m)

Textured ceiling, Porcelain tiled walls with an extractor. Tiled flooring. Wall mounted radiator. Vanity wash hand basin. Vanity toilet. Bath with mixer shower tap and head. Wooden door leading through to the entrance hallway.

REAR

Communal garden, with laid to lawn. Planted established shrubbery. Allocated parking.

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

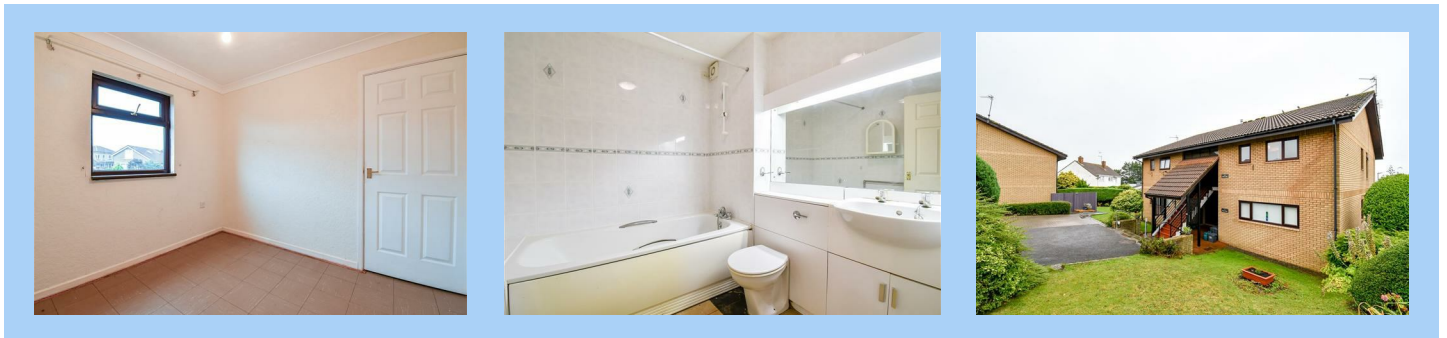
We have been advised that the property is Leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.

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	



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