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21 Ty Capstan Rhodfa'r Gwagenni, Barry CF63 4AU

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

NO ONWARD CHAIN This spacious two bedroom fourth floor apartment, constructed by Redrow in approximately 2006 and is ideally located on the popular Barry Waterfront development within easy reach of the link road, leading to the M4/Cardiff. The apartment is close to supermarkets, primary/secondary schools, leisure facilities and Barry Dock train station a few minutes walk away.

Briefly comprising, communal entrance with stairs rising to fourth floor, entrance hallway, open plan kitchen/living and dining room with balcony, master bedroom with en-suite bathroom, bedroom two and a family bathroom. The property benefits from designated parking, security intercom entry, UPVC double glazing throughout and electric heating. Ideal for a first time buyer or investor looking for a buy-to-let.

AGENTS NOTE: Leasehold property with approx. 107 years remaining. £150 per annum ground rent. £1,700 per annum service charge, including water rates and building insurance.



FRONT

Allocated parking bays and a selection of visitors parking. Communal main entrance with electric intercom system.

Communal Entrance

Stairs rising to fourth floor. Wooden door opening to hallway.

Hallway

Plastered ceiling, plastered walls, carpet flooring. Wooden doors to bedrooms, family bathroom and living room. Storage cupboard. Cupboard housing hot water tank. Wall mounted electric heater.

Living Room/Kitchen

23'11 x 11'0 (7.29m x 3.35m)

Plastered ceiling, plastered walls, carpet flooring and part vinyl flooring to kitchen. UPVC double glazed patio doors to enclosed balcony. Wall mounted electric heater. Kitchen comprises of wall mounted units, base units and work surfaces over. Integrated electric oven, electric hob and extractor fan over. Space for fridge/freezer and plumbing for washing machine.

Bedroom One

14'0 x 9'8 (4.27m x 2.95m)

Plastered ceiling, plastered walls, fitted carpet flooring and UPVC double glazed window. Electric heater. Door to en-suite.

En-Suite

7'2 x 7'0 (2.18m x 2.13m)

Plastered ceiling, plastered walls, carpet flooring. Extractor fan. Electric towel rail heater. Shower cubicle with mains operated shower over. Pedestal wash hand basin. Close coupled toilet.

Bedroom Two

102 x 7'7 (31.09m x 2.31m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window. Electric heater.

Family Bathroom

7'3 x 7'0 (2.21m x 2.13m)

Plastered ceiling, plastered walls with extractor fan. Carpet flooring. Electric towel rail heater. Bath with twin taps. Pedestal wash hand basin. Close coupled toilet.

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

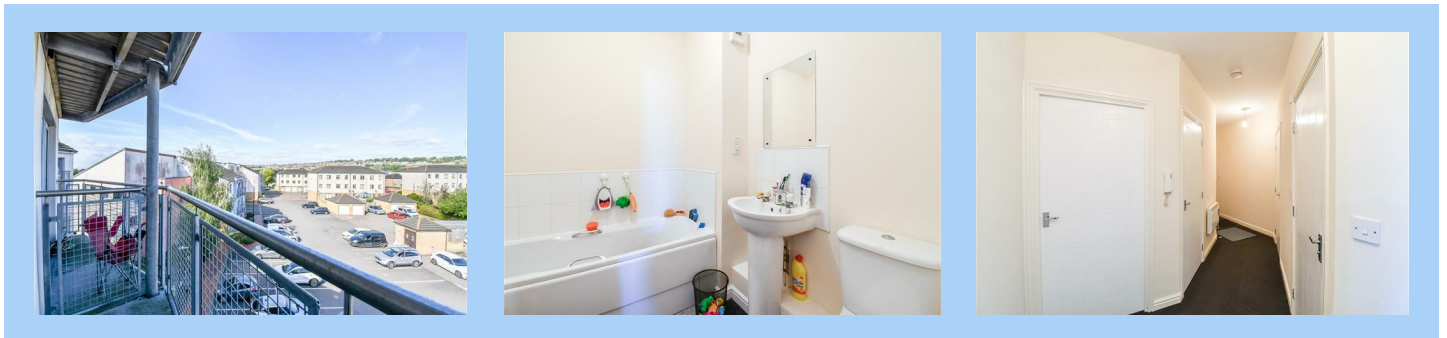
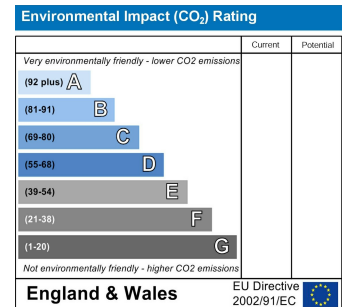
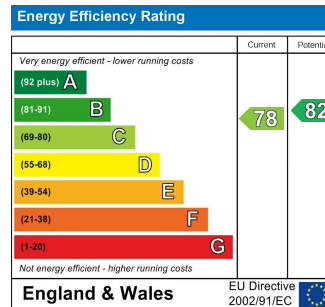
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

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.



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