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3, Gladstone Gardens Court Buttrills Road, Barry CF62 8DD

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

A two bedroom first floor apartment situated within a minutes walk of Barry Town shopping centre, local amenities and public transport. This apartment is located on the first floor with a private balcony looking out to the communal gardens and beyond.

Briefly comprising, secure communal entrance, stairs rising to the first floor, entrance hallway, living room with patio doors to enclosed balcony, two bedrooms, fitted family bathroom and kitchen with space for all appliances. The property benefits from UPVC double glazing, gas central heating via a combination boiler and residents parking.

AGENTS NOTE: Leasehold property with 156 years remaining on lease. Charges of approx. £70 p.m. are payable to cover maintenance, and ground rent.



FRONT

Well maintained front gardens and pathway leading to Communal telecom entry system, communal entrance leading to first floor(top floor) apartment. Secure residential car parking with bin storage to the side aspect.

Entrance Hallway

14'3 x 3'2 (4.34m x 0.97m)

Textured ceiling with coving. Plastered walls. Fitted laminate flooring. Wall mounted radiator. Intercom entry system. Doors to bedrooms, family bathroom, kitchen and living room.

Living Room

14'3 x 13'8 (4.34m x 4.17m)

Textured ceiling with coving. Plastered walls. Fitted carpet flooring. UPVC patio doors opening to an enclosed balcony with views across communal gardens and gladstone gardens.

Kitchen

13'6 x 8'10 (4.11m x 2.69m)

Textured ceiling with coving. Plastered walls with part ceramic tiles surrounding. Laminate flooring. Storage cupboard housing a combination boiler. UPVC double glazed window overlooking communal gardens and gladstone gardens. Kitchen comprises of wall units, base units and worksurfaces over. Composite 11/2 sink with mixer tap. Space for all appliances. Wall mounted extractor fan. Radiator.

Family Bathroom

9'3 x 5'5 (2.82m x 1.65m)

Textured ceiling with coving. Ceramic tiled walls. Laminate flooring. UPVC double glazed window to the side elevation. Bath with twin taps and shower over. Vanity wash hand basin with storage under. Close coupled toilet. Radiator. Shaver points.

Master Bedroom

12'3 x 10'7 (3.73m x 3.23m)

Textured ceiling with coving. Plastered walls. Fitted carpet flooring. Radiator. Fitted wardrobes with mirrored sliding doors. UPVC double glazed window to the front.

Bedroom Two

12'3 x 8'9 (3.73m x 2.67m)

Textured ceiling with coving. Plastered walls. Fitted carpet flooring. Radiator. UPVC double glazed window to the front.

REAR

Landscaped gardens with mature shrubbery and a selection of rotary lines.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



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