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## 2 St Osyth Court, Barry CF62 6RT £575,000 Share of Freehold

4 BEDS | 3 BATH | 2 RECEPT | EPC RATING D

RARE TO THE MARKET A impressive penthouse apartment, accessible via a lift. (The apartment has approx. six steps to climb). Ideally placed in a much sought after location of Barry, minutes walk to Romilly Park and local beaches with far reaching panoramic views across Marine Drive, Romilly Park, and The Knap beach with sea views across the Bristol Channel.

Briefly comprises, communal entrance via intercom door entry system, lift or steps to the third floor. Entrance hallway, living room/dining room with sliding patio doors leading to a large balcony, with Far reaching views, kitchen, bedroom four and the family bathroom. Further along the penthouse you will find bedroom one and two both boasting en-suite bathrooms and built in wardrobes, and bedroom three with panoramic views across the Bristol channel and Romilly park. Benefiting from gas central heating via a combi boiler. Double garage. Viewing highly recommended. No Chain.

The owners of the apartment block each own a share of the Freehold and this apartment has an extended lease of approx. 999 years with owners needing only to pay approx. £110 per month maintenance to include, maintenance of gardens, building insurance.

Agents note. No pets are allowed. Purchase to let is prohibited.





## FRONT

Double Garage with parking in front. Access to communal gardens. Visitor parking available.

## Communal Entrance

Enter via front door with security entry system. Steps ascending. Access to lift to the third floor. Approx. eight steps from lift exit to apartment.

## Entrance Hallway

5'11 x 10'05 (1.80m x 3.18m)

Smoothly plastered ceiling. Papered walls. Fitted carpet flooring. Wall mounted radiator. Front door with obscured glass side panels leading from communal hallway. Wooden doors leading to bedroom four and the main bathroom. Further wooden door with obscured glass insert leading through to dining and living area. Access to boiler which is house in a cupboard.

## Dining Room

13'05 x 15'03 (4.09m x 4.65m)

Textured ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC sliding patio doors leading out to the balcony with far-reaching channel views and views of Romilly Park and Marine Drive. Through opening to living area. Wooden door leading to the kitchen. Further wooden door with glass insert leading through to the entrance hallway. Central Revealed brick fireplace dividing the living & dining room.

## Balcony

Ceramic tiled flooring. UPVC double glazed patio doors leading from dining room. Far reaching channel views and views across Romilly park and marine drive.

## Living Room

14'03 x 19'10 (4.34m x 6.05m)

Textured ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiators. UPVC double glazed windows with panoramic views over Romilly Park, Marine Drive and the Bristol channel. Through opening to dining room. Wooden doors leading through to bedrooms one, and two. A further UPVC double glazed door to bedroom three. Accessed storage. Central revealed brick fireplace dividing living / dining room.

## Kitchen

7'07 x 20'00 (2.31m x 6.10m)

Smoothly plastered ceiling. Smoothly plastered walls. Porcelain tiled splashback's. Ceramic tiled flooring. UPVC double glazed window with far-reaching views of Romilly Park and across the Bristol channel. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Integrated ceramic hob. Integrated oven. Space for washing machine. Space for tumble dryer. Space for fridge freezer. Wooden door leading through to the dining room.

## Bedroom Four

10'09 x 14'10 (3.28m x 4.52m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed patio door leading out to a small veranda. UPVC double glazed windows overlooking St Nicholas church and down onto the old harbour. Wooden door leading through to the entrance hallway.

## En-Suite

6'08 x 10'03 (2.03m x 3.12m)

Smoothly plastered ceiling with skylight. Porcelain tiled walls part papered. Ceramic tiled flooring. Wall mounted towel rail. Corner shower with electric shower overhead. Vanity wash hand basin. Vanity toilet, bath. Wooden door leading through to bedroom one.

## Family Bathroom

6'06 x 7'02 (1.98m x 2.18m)

Smoothly plastered ceiling with coving and skylight. Porcelain tiled walls. Ceramic tiled flooring. Wall mounted radiator. Corner shower cubicle with electric shower overhead. Vanity wash hand basin. Vanity, toilet. Wooden door leading through to the entrance hallway.

## Bedroom One

14'03 x 18'10 (4.34m x 5.74m)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows with views over St Nicholas church and the old harbour. Built-in wardrobes. Wooden door leading through to en-suite bathroom. A further wooden door leading through to the living room.

## Bedroom Two

13'09 x 17'00 (4.19m x 5.18m)

Textured ceiling. Smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window with views over Romilly park and the bowling ground. Wooden door with obscured glass insert leading to en-suite bathroom. A further wooden door leading through to the living area.

## En-Suite

6'07 x 6'09 (2.01m x 2.06m)

Smoothly plastered ceiling with skylight. Porcelain tiled walls. Vinyl flooring. Wall mounted towel rail. Pedestal wash hand basin. Close coupled toilet. Bath. Wooden door with obscured glass insert leading through to bedroom two.

## Bedroom Three

14'00 x 16'09 (4.27m x 5.11m)

Smoothly plastered ceiling. Papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed patio door leading out to a veranda with views over Romilly Park and the bowling green. UPVC double glazed windows with panoramic views of Romilly Park, Marine Drive and Bristol channel. UPVC double glazed door leading through to living room.

## GARAGE

Double garage with up and over garage door. allocated to the side of the main building. access direct car park. Parking space in front of garage.

## COUNCIL TAX

Council tax band F

## 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.

## 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.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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.

