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24 Howard Court Pontypridd Road, Barry CF62 7NP

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

A very well presented, two double bed roomed first floor apartment placed at Howard Court on Pontypridd Road, ideally positioned in a sought after location. Offered with No forwarding chain.

Briefly comprises, communal entrance and steps ascending to the first floor, entrance hallway, living / dining room overlooking rear elevation views over communal garden areas, fitted kitchen, two double bedrooms and a Bathroom.

Benefiting from UPVC double glazing and gas central heating via a combination boiler throughout. Garage and ample off street parking in the block.

Leasehold property with approx. 987 yrs remaining with an approx. annual service charge of £1,000. (You are advised to check these details with your solicitor as part of the conveyancing process.)



FRONT

Ample off street parking, communal gardens. Side entrance to communal entrance. Access to garage.

Communal Entrance

UPVC double glazed door leading from communal car park. Steps ascending to the first floor.

Entrance Hallway

3'01 x 18'05 (0.94m x 5.61m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. Wooden door with a obscured glass insert leading from communal hallway. Wooden doors leading to living / dining room, kitchen, and bedrooms one and two. A further wooden door leading to bathroom. Access to storage.

Living / Dining Room

11'11 x 16'10 (3.63m x 5.13m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation overlooking communal gardens. Wooden door leading through to the entrance hallway.

Kitchen

7'11 x 11'11 (2.41m x 3.63m)

Textured ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. A fitted kitchen, comprising of wall and base units. Wood laminate worktops. Composite sink. Integrated four ring gas hob. Integrated oven. Space for washing machine, space for fridge / freezer, space for dishwasher. Wall mounted combination boiler. Porcelain tiled splashback's. Access to Lada cupboard. Wooden door leading through to the entrance hallway.

Bedroom One

9'11 x 12'02 (3.02m x 3.71m)

Textured ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation overlooking communal garden. Wooden door leading through to the entrance hallway.

Bedroom Two

8'10 x 9'07 (2.69m x 2.92m)

Textured ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation overlooking communal areas. Built in wardrobes. Wooden door leading through to the entrance hallway.

Bathroom

5'11 x 8'09 (1.80m x 2.67m)

Textured ceiling, porcelain tiled walls. Vinyl flooring. Wall mounted radiator. Pedestal wash hand basin. Close coupled toilet. Bath with electric shower overhead. Porcelain tiled splashback's to the bath area. Wooden door leading through to the entrance hallway.

REAR

Communal gardens, access to garage.

GARAGE

Positioned at the end of the garage block. Up and over garage door.

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.

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.

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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