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27 St Osyth Court, BARRY CF62 6RT Chain Free £310,000 Leasehold - Share

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

****NO CHAIN**** This beautifully presented two bedroom bungalow, 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, entrance hallway, living room, fitted kitchen, two bedrooms and a family bathroom with separate W.C. Rear terrace with raised flower beds and views across Romilly Park, Marine Drive and distant sea views. Allocated parking and additional garage accessible off Romilly Park. Viewing is highly recommended. UPVC double glazing throughout and gas central heating.

AGENTS NOTE: 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. No pets allowed.



FRONT

Allocated parking, steps descending to a level pathway surrounded by communal gardens. Outer storm porch with a UPVC double glazed front door and side window opening to the entrance hallway.

HALLWAY

17'4 x 7'6 (5.28m x 2.29m)

Textured ceiling with coving, papered walls and fitted carpet tiles to flooring. Radiator. Wooden doors to all rooms. Storage cupboard housing a combination boiler.

LIVING ROOM

17'7 x 12'1 (5.36m x 3.68m)

Textured ceiling with coving. Papered walls. Fitted carpet tiles. UPVC double glazed window overlooking the rear with views across Romilly Park, Marine Drive and Distant sea views. Patio door to rear terrace. Radiator. Wall mounted lighting. Electric feature fireplace with surround.

KITCHEN

10'5 x 8'5 (3.18m x 2.57m)

Textured ceiling with coving, papered walls with ceramic tiles. Vinyl flooring. UPVC double glazed window to the side elevation. Kitchen comprising, wall units, base units with work surfaces over. Double stainless steel sink with mixer taps over. Integrated undercounter fridge and freezer. Integrated gas oven, gas hob with extractor fan over. Plumbing for washing machine. Breakfast bar with space for dining.

BEDROOM ONE

13'7 x 9'6 (4.14m x 2.90m)

Textured ceiling with coving. Papered walls. Fitted carpet tiles to flooring. Fitted wardrobes. Radiator. UPVC patio door opening to the rear terrace.

BEDROOM TWO

14'5 x 10'8 (4.39m x 3.25m)

Textured ceiling with coving. Papered walls. Fitted carpet tiles to flooring. Fitted wardrobes. Radiator. UPVC patio door opening to the rear terrace.

FAMILY BATHROOM

6'10 x 6'4 (2.08m x 1.93m)

Textured ceiling. Tiled walls. Fitted carpet tiles to flooring. UPVC double glazed windows opening to the front. Bathroom comprising of, bath with mixer tap over. Shower cubicle with mains operated shower over. Pedestal wash hand basin. Shaver points. Vertical towel rail heater.

W.C.

4'10 x 2'10 (1.47m x 0.86m)

Textured ceiling with papered and tiled walls. UPVC double glazed window opening to the front. Close coupled toilet. Radiator.

REAR TERRACE

Tiled flooring with raised flower beds surrounding. Views across Romilly Park, Marine Drive and distant sea views. Outside tap and lighting. Remote operated canopies.

GARAGE

Accessible via secure gates off Romilly Park, steps ascending and leading to the property. Used for additional storage or parking. Power and lighting.

COUNCIL TAX

Council tax band E.

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

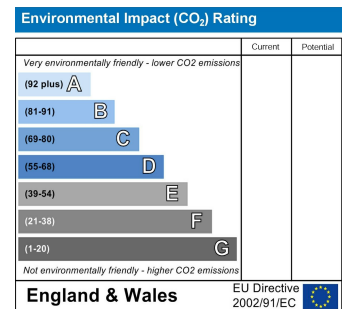
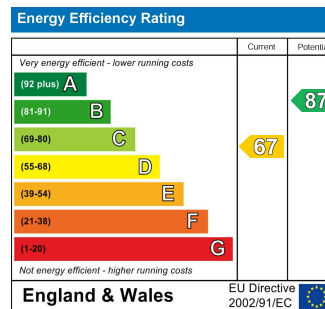
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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.



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