



## 73 Neptune Road, Barry CF62 5BR £155,000 Leasehold

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

An immaculately presented waterfront apartment. This second floor apartment comprises of a communal hallway. Entrance hallway, open plan lounge/kitchen with French doors opening to a Juliet balcony, two double bedrooms with en suite to the master bedroom and a bathroom. Further benefits are one allocated parking space, quick access to rail station, beaches, and Goodsheds development.

The apartment benefits from UPVC double glazing throughout and gas central heating. Property is a Leasehold with 999 years from 2018. Service Charge £127.00 Per Month Approx. This property has the added benefit of having the ground rent and service charge paid for up until December 2025.

Must be viewed to appreciate. NO ONWARD CHAIN.



## FRONT

### COMMUNAL ENTRANCE

Intercom entry, stairs ascending to third floor apartment.

### Entrance Hallway

8'08 x 8'10 (2.64m x 2.69m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Composite front door leading from communal landing. Wood panelled doors leading to bedrooms one, two and living / kitchen. A further wooden door leading to the main bathroom. Access to storage cupboard.

### Living / Kitchen

9'03 x 19'11 (2.82m x 6.07m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Wood laminate flooring. Wall mounted radiators. UPVC double glazed French doors with a Juliet balcony to front elevation. A fitted kitchen comprising of wall and base units. Quartz worktops, and low level lighting to cabinetry plinths. Integrated four ring gas hob, integrated oven. Integrated washing machine. Space for fridge / freezer. Wood panel door leading through to the entrance hallway.

### Master Bedroom

8'04 x 13'05 (2.54m x 4.09m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front. Wood panelled door leading through to an en-suite shower room. A further wood panelled door through to the entrance hallway.

### En-Suite Shower Room

4'07 x 6'03 (1.40m x 1.91m)

Smoothly plastered ceiling, vent extractor for the plastered walls. Vinyl flooring. Wall mounted towel rail. Pedestal wash hand basin. Close coupled toilet. Shower with thermostatically controlled shower overhead. Ceramic tiled splashback's. Wood panelled door through to the master bedroom.

### Bedroom Two

8'02 x 10'11 (2.49m x 3.33m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with waterside views. Wood panelled door leading to the entrance hallway.

### Family Bathroom

5'07 x 6'09 (1.70m x 2.06m)

Smoothly plastered ceiling, smoothly plastered walls with vent extractor. Ceramic tiled splashback's. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear. Pedestal wash hand basin, close coupled toilet. Bath. Wood panelled door leading to the entrance hallway.

### Allocated Parking

One allocated space, situated adjacent to the communal entrance.

### 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

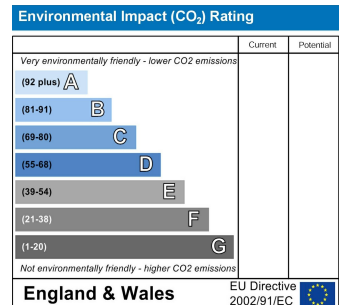
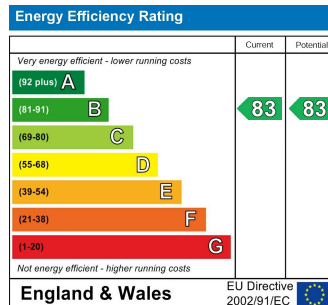
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## PROCEEDS OF CRIME ACT 2002

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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