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## 19, Gerddi Margaret, Barry CF62 5AP £135,000 Leasehold

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

A spacious, one bedroom 2nd floor apartment situated on Barry Waterfront. In close proximity of the link road leading to Cardiff, Culverhouse Cross leading to the M4.

The apartment briefly comprises, communal entrance hallway, stairs rising to 2nd floor, entrance hallway, living room opening to fitted kitchen, one bedroom with space for wardrobes and a spacious family bathroom.

Benefiting via UPVC double glazing and electric heating. Designated parking space to the rear, intercom door entry system. An ideal first time buy or for an investor looking to buy to let.

AGENTS NOTE: Leasehold with 970 years remaining approx. and £70pcm service charge.



## FRONT

Electric intercom entry system into communal entrance. Stairs rising to the second floor. Wooden fire door into property hallway.

## Communal Entrance

Stairs rising to second floor. Wooden fire door leading to entrance hallway.

## Entrance Hallway

5'03 x 9'11 (1.60m x 3.02m)

Textured ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted heater. Wooden fire door leading to the communal hallway. Wood panelled doors leading to living, dining and kitchen, Bedroom one and bathroom. Access to two storage cupboards one housing gas central heating boiler.

## Living / Dining

9'10 x 15'04 (3.00m x 4.67m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted storage heater. UPVC double glazed bay fronted window to the front elevation. Through opening to kitchen / breakfast area. Wood panelled door leading through to the entrance hallway.

## Kitchen / Breakfast

7'03 x 12'10 (2.21m x 3.91m)

Textured ceiling with vent extractor, smoothly plastered walls. Ceramic tiled splashback's. Vinyl flooring. Wall mounted storage heater. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Composite sink. Space for fridge freezer. Space for dishwasher. Integrated washing machine. Integrated four ring electric hob. Integrated oven. Through opening to living / dining.

## Bedroom One

10'02 x 12'02 (3.10m x 3.71m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted storage heater. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the entrance hallway.

## Bathroom

7'00 x 7'05 (2.13m x 2.26m)

Textured ceiling with vent extractor, smoothly plastered walls. Porcelain tiled splashback's. Vinyl flooring. Wall mounted storage heater. UPVC double glazed window to the rear with obscured glass. Pedestal wash hand basin. Close coupled toilet. Bath with thermostatically controlled shower overhead. Wood panelled door leading through to the entrance hallway.

## REAR

Access to allocated parking and ample visitors parking.

## 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.

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## 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

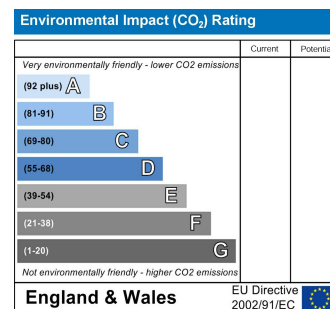
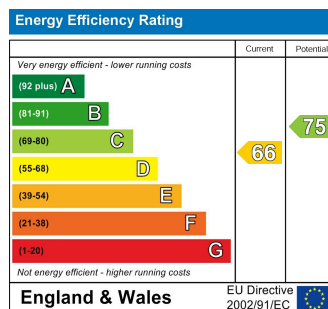
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

## 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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