



## 11 Plas Cleddau, Barry CF62 7FG £135,000 Leasehold

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

A spacious two bedroom maisonette apartment placed in a popular West End area with shops, schools and local amenities in close proximity. Offered with no onward chain. Briefly comprising, stairs rising to the property entrance, entrance hallway with stairs rising to the first floor, living room with door opening to balcony overlooking front and open plan to fitted kitchen. Family bathroom, two double bedrooms. Benefiting uPVC double glazing throughout, electric storage heating, allocated parking and ample visitors parking.

AGENTS NOTE - 150 Years remaining on the lease with a service charge of £101pcm.



## FRONT

Concrete steps to communal walkway, wooden front door entering into hallway.

## ENTRANCE HALLWAY

Textured ceiling, smoothly plastered walls, fitted carpet flooring, fitted carpet stairs rising to the first floor.

## FIRST FLOOR

Textured ceiling, plastered walls, fitted carpet flooring, wooden doors to family bathroom, bedrooms and living room. Electric storage heater. Storage cupboard housing a hot water tank. Loft access.

## LIVING ROOM

16'4 x 11'0 (4.98m x 3.35m)

Smoothly plastered ceiling, plastered walls, fitted carpet flooring. Electric storage heating. UPVC double glazed sliding patio door to enclosed balcony with wrought iron balustrade and artificial grass. Opening to kitchen.

## KITCHEN

8'9 x 6'1 (2.67m x 1.85m)

Plastered ceiling with coving, plastered walls with ceramic splash back tiles surrounding. Tiled flooring. UPVC double glazed window. Kitchen comprises of wall units, base units and laminate work surfaces. Stainless steel sink with mixer tap over. Fitted electric oven, hob with extractor fan wall mounted above. Fitted fridge/freezer. Plumbing for washing machine.

## BEDROOM ONE

14'2 x 10'8 (4.32m x 3.25m)

Textured ceiling with coving, plastered walls, fitted carpet flooring. UPVC double glazed window to the rear aspect. Fitted wardrobes with mirrored sliding doors. Electric radiator.

## BEDROOM TWO

11'1 x 8'5 (3.38m x 2.57m)

Textured ceiling with coving, plastered walls, fitted carpet flooring. UPVC double glazed window to the rear aspect. Fitted wardrobe. Electric radiator.

## FAMILY BATHROOM

8'5 x 6'2 (2.57m x 1.88m)

Textured ceiling, tiled walls and flooring. P-shaped bath with twin taps and electric shower over. Pedestal wash hand basin. Close coupled toilet. Towel rail heater.

## REAR

Ample visitors parking and allocated parking bay.

## COUNCIL TAX

Council tax band tbc.

## 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

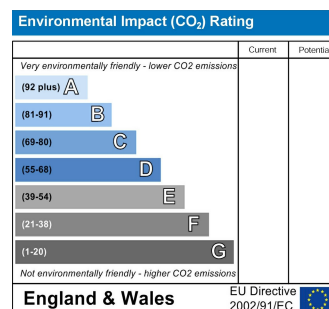
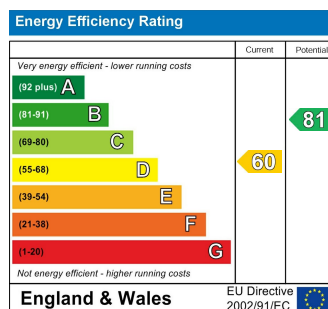
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## PROCEEDS OF CRIME ACT 2002

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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