



Flat 13 Court Mews Court Road, Barry CF63 1EU

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

A two bedroom Second floor apartment in a traditional period dwelling, situated in the East end of Barry. The property is in walking distance to Barry Town Centre, local schools, public transport and Court Road doctors surgery. The building contains 13 flats in total, all completely different in size and shape.

This apartment comprises of an entrance hallway with storage, a spacious open plan living/dining room with a separate fitted kitchen, two double bedrooms one of which is accessed via steps ascending, and a family bathroom. To the rear, allocated parking with communal waste area. The property benefits from UPVC double glazing throughout and gas central heating via a combination boiler.

Agents note: Leasehold property with approx. 990 years remaining with a service charges of approx. £110 pm inc building maintenance, insurance and ground rent.



FRONT

Enter via communal front door and door entry system.

Communal Entrance

Accessed via a security intercom via the front on Court Road. Stairs lead up to two floors. Property entrance accessed via wooden front door.

Entrance Hallway

6'10 x 27'00 (2.08m x 8.23m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Wood panelled doors leading to the living / dining room, family bathroom, fitted kitchen, bedroom two and stairs leading to bedroom one. Access to storage. Wooden fire door leading to the communal entrance hallway.

Living / Dining Room

11'00 x 18'01 (3.35m x 5.51m)

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

Fitted Kitchen

7'10 x 14'09 (2.39m x 4.50m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Fitted kitchen comprising of base units. Wood laminate worktops. Stainless steel sink. Space for gas cooker, Space for washing machine, Space for fridge / freezer. Wood panelled door leading through to the entrance hallway.

Bedroom One

8'08 x 14'09 (2.64m x 4.50m)

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

Bedroom Two

9'07 x 12'02 (2.92m x 3.71m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the rear elevation. Steps leading to the entrance hallway.

Family Bathroom

5'10 x 6'09 (1.78m x 2.06m)

Smoothly plastered ceiling with vent extractor, Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Tiled splash backs. Bath. Pedestal wash hand basin. Close coupled toilet. Wood panel door leading to the entrance hallway.

REAR

Allocated car parking space via secure gates. Access to recycling storage.

COUNCIL TAX

Council tax band

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

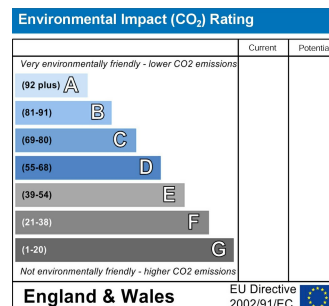
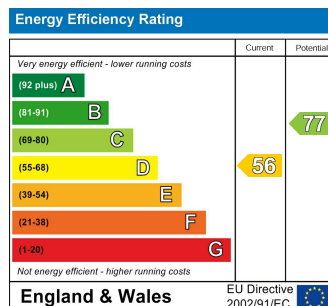
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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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