1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk

16 Havant Close, Barry CF62 3EL
£160,000 Leasehold

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

Nestled in the charming area of Havant Close, Rhoose, Barry, this delightful apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for a first time buyer or someone looking to downsize. The apartment features a welcoming reception room, providing a warm and inviting space for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and style. The layout of the property maximises space, allowing for a comfortable living experience. Situated in a desirable location, residents will benefit from easy access to local amenities, including shops, schools, and transport links, making daily life both convenient and enjoyable.

This property presents an excellent opportunity for those looking to settle in a friendly community while enjoying the tranquillity that Rhoose has to offer. Whether you are a first-time buyer or seeking a rental investment, this flat is a must-see. Embrace the chance to make this lovely flat your new home.

AGENTS NOTE: 195 years lease commencing 01.07.1982 £120 per month service charge. This also includes communal cleaning, maintenance, gardening, lighting and maintenance contract for the TV system and finally buildings insurance. £10 per year ground rent.

FRONT
Parking facilities with greenery surrounding and established shrubbery. Pathway leading to a communal front door with intercom security entry system.

COMMUNAL ENTRANCE
Enter via the communal door, stairs rising to the first floor and door opening to property entrance.

ENTRANCE HALLWAY
Papered ceiling, plastered walls, laminate flooring. Wooden doors to all rooms and multiple storage cupboards. Intercom entry system wall mounted. Electric heater.

LIVING/DINING ROOM
17'6 x 12'6 (5.33m x 3.81m)
Plastered ceiling with spotlighting. Plastered walls with feature electric fireplace. Fitted carpet flooring and laminate flooring to dining. UPVC double glazed window overlooking the communal garden and sea views across the Bristol Channel. Electric heater. Wooden glass panel door.

KITCHEN
10'6 x 8'5 (3.20m x 2.57m)
Papered ceiling, plastered walls, ceramic tiled flooring. UPVC double glazed window overlooking the front aspect. Fitted kitchen with wall units, base units and laminate work surfaces. Space for electric cooker. Plumbing for washing machine. Space for tall fridge/freezer. Extractor fan wall mounted. Composite 1 1/2 sink with mixer tap over. Space for dining.

BEDROOM ONE
11'2 x 11'1 (3.40m x 3.38m)
Papered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window overlooking the rear aspect with sea views across the Bristol channel. Electric heater.

BEDROOM TWO
12'9 x 11'1 (3.89m x 3.38m)
Papered ceiling, papered walls, fitted carpet flooring. UPVC double glazed window overlooking the front aspect. Electric heater.

UTILITY ROOM
8'5 x 4'10 (2.57m x 1.47m)
Papered ceiling, papered walls, fitted carpet flooring. Space for tumble drier and storage space.

FAMILY SHOWER ROOM
7'11 x 6'7 (2.41m x 2.01m)
Plastered ceiling with inset spotlighting. Plastered walls with part tiles. Tile effect vinyl flooring. Large vanity wash hand basin with fitted storage. Close coupled toilet. Shower cubicle with electric shower over. Shaver electric point.

COMMUNAL GARDEN
Laid to lawn with mature shrubbery and a selection of washing lines.

COUNCIL TAX
Council tax band B.

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.