



## 4 Heol Cilffrydd, Barry CF63 4QR Offers In Excess Of £140,000 Leasehold

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

A beautifully presented two bedroom apartment, located on the sought-after Barry Waterfront development. The apartment boasts a prime location, with close proximity to supermarkets, Barry Town Centre, and the Good Sheds award-winning development, providing access to boutique shops and restaurants. Additionally, local transport links are within walking distance, making this property an ideal choice commuters.

Briefly comprising; secure communal entrance via security door system with stairs rising to the first floor, entrance hallway, spacious living area opening to kitchen with patio doors to Juliet balcony with views across communal gardens.

Two bedrooms (Master with en-suite) and a family bathroom. Benefiting from electric heating and UPVC double glazing throughout. Designated parking and ample visitors parking. Viewing is essential to appreciate.

AGENTS NOTE: Leasehold details:- approx. 103 years remaining - approx. £152 service charge per month, approx. £75 ground rent paid annually.





## FRONT

Allocated parking and visitors parking. Bin storage. Pathway leading to communal entrance.

## Communal Entrance

Electric intercom entry system. Stairs rising to the first floor.

## Entrance Hallway

3'06 x 12'09 (1.07m x 3.89m)

Smoothly plastered ceiling with coving, inset lights. Smoothly plastered walls. Wood laminate flooring. Wall mounted storage heater. Wood panelled doors leading to living / kitchen, bedrooms one, two, and family bathroom. Further wood panelled door leading to walk in storage with power & lighting.

## Living / Kitchen

13'05 x 17'09 (4.09m x 5.41m)

Smoothly plastered ceiling with coving, inset lights and pendant lighting, smoothly plastered walls. Wood laminate flooring - part vinyl flooring to kitchen area. Wall mounted storage heaters. UPVC double glazed windows and French doors opening to a Juliet balcony with views over the communal gardens. Fitted kitchen comprising of wall and base units. Wood laminate worktops. 1 1/2 bowl Stainless steel sink. Space for washing machine. Space for fridge / freezer. Integrated induction hob. Integrated fan assisted oven. Ceramic tiled splashback's. Ample room for dining and living room furniture. Wood panelled door leading through to the entrance hallway.

## Bedroom One

10'08 x 17'08 (3.25m x 5.38m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted storage heater. UPVC double glazed window to the side elevation. Wood panelled door leading to the en-suite shower. Wood panelled door leading to the entrance hallway.

## En-Suite

3'07 x 8'11 (1.09m x 2.72m)

Smoothly plastered ceiling, smoothly plastered walls with extractor fan. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the rear elevation. Pedestal wash hand basin, close coupled toilet. Double shower with electric shower overhead. Ceramic tiled splashback's. Wood frame door leading to master bedroom.

## Bedroom Two

9'05 x 9'10 (2.87m x 3.00m)

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

## Family Bathroom

5'11 x 8'05 (1.80m x 2.57m)

Smoothly plastered ceiling with inserts lights, smoothly plastered walls. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the front elevation. Pedestal wash hand basin, close coupled toilet. Bath. Ceramic tiled splashback's. Wood framed door leading through to the entrance hallway.

## REAR

Communal gardens, laid to lawn, planted established shrubbery.

## COUNCIL TAX

Council tax band D

## 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

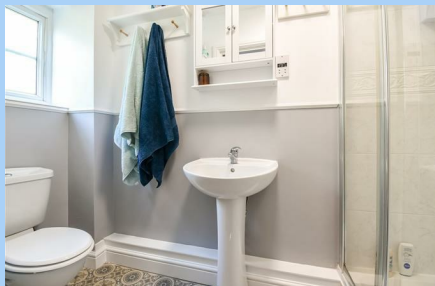
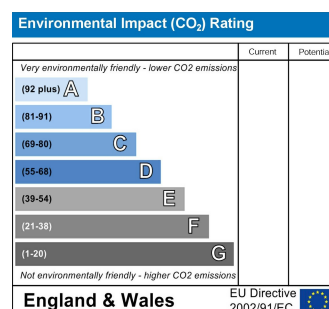
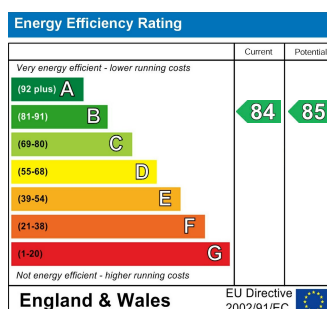
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## PROCEEDS OF CRIME ACT 2002

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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