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5 Heol Broadland, Barry CF62 5AE £130,000 Leasehold

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

NOTICE OF OFFER

Nina Estate Agents are now in receipt of
an offer for the sum of £115,000.

Anyone wishing to place an offer on this property should contact
Nina Estate Agents, 1 Broad Street, Barry, CF62 7AA 01446 736888 before exchange
of contracts.

A modern purpose built apartment situated in the ever popular Barry Waterfront and sold with no onward chain. Local amenities are in easy walking distance, including train stations, bus links, beaches, schools and supermarkets. The apartment briefly comprises, entrance via communal entry door system, stairs rising to the first floor, entrance hallway, living room opening to the kitchen, one double bedroom and a family bathroom. The property has UPVC double glazing throughout, gas central heating, designated parking to the rear and well maintained communal gardens.

Viewing highly recommended - an ideal first time buy.

AGENTS NOTE: Property is a Leasehold with Approx. 100 yrs remaining. Maintenance charge £1,720.00pa Ground rent £68pa



FRONT

Communal entrance via intercom entry system. Pathway leading to the rear. Communal front garden. Bin storage.

COMMUNAL ENTRANCE

Stairs rising to the first floor.

HALLWAY

10'1 x 4'9 (3.07m x 1.45m)

Wooden door opening. Textured ceiling. Plastered walls. Laminate flooring. Wooden doors to family bathroom, living room and bedroom. Storage cupboards. Intercom entry system. Radiator.

LIVING ROOM

14'6 x 12'0 (4.42m x 3.66m)

Textured ceiling, plastered and papered walls. Laminate flooring. UPVC double glazed windows. Radiator. Door to kitchen. Radiator.

KITCHEN

12'3 x 7'7 (3.73m x 2.31m)

Textured ceiling, plastered walls with ceramic tiles. Laminate flooring. UPVC double glazed windows. Pantry storage. Radiator. Wall mounted combination boiler. Eye level wall mounted units. Base units with laminate worksurfaces over. Stainless steel 1 1/2 sink with mixer tap over. Fitted electric oven. Gas hob inset with extractor fan above. Plumbing for washing machine. Space for fridge/freezer.

FAMILY BATHROOM

6'4 x 6'1 (1.93m x 1.85m)

Textured ceiling. Plastered walls with ceramic tiles. Non slip vinyl flooring. Double shower cubicle with mains operated shower over. Close coupled toilet. Pedestal wash hand basin with mixer tap over. Extractor fan. Shaver points. Radiator.

BEDROOM ONE

11'2 x 8'9 (3.40m x 2.67m)

Textured ceiling. Plastered walls. Laminate flooring. UPVC double glazed windows. Radiator.

REAR

Off road parking for one vehicle. 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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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