



31 Glan Y Mor Y Rhodfa, Barry CF63 4BB £190,000 Leasehold

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

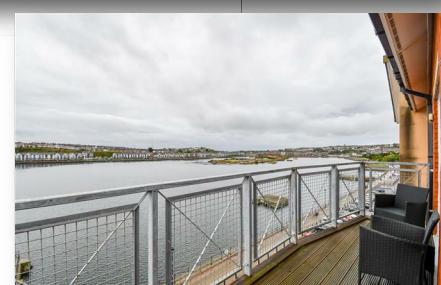
Nestled in the picturesque area of Y Rhodfa, Barry, this stunning apartment offers an exceptional living experience with breath-taking panoramic waterfront and sea views. The property boasts two generously sized double bedrooms, providing ample space for relaxation and comfort. With two well-appointed bathrooms, convenience is at your fingertips, making it ideal for both families and professionals alike.

The heart of the home is a spacious living room that invites natural light, creating a warm and welcoming atmosphere. This area seamlessly connects to a wrap-around balcony, perfect for enjoying the stunning vistas and fresh sea air, whether you are entertaining guests or simply unwinding after a long day.

A newly fitted kitchen, completed in April 2025, promises modern amenities and stylish finishes, making it a delightful space for culinary enthusiasts. The flat also includes parking for two vehicles, a valuable feature in this desirable location.

This property is not just a home; it is a lifestyle choice, offering the perfect blend of comfort, convenience, and captivating views. Whether you are looking to buy or rent, this flat in Barry is an opportunity not to be missed. Embrace the coastal charm and make this remarkable property your own.

Agents note. Leasehold property with approx. 125yrs remaining, Service charge £150.87 per month.
Ground Rent: Estates & Management Ltd = £36 per half year.



FRONT

Communal entrance with fob and intercom entry system. Communal door with stairs rising to the 5th floor. Lift also providing access to the 5th floor.

Entrance Hallway

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Spacious storage cupboards. Doors to bedrooms, family bathroom and living room.

Lounge/Dining

14'0 x 13'6 (4.27m x 4.11m)

Plastered ceiling with coving. Plastered walls. Fitted carpet flooring. UPVC double glazed window to the side aspect with waterfront views and sea views across the Bristol Channel and beyond. UPVC French doors opening to a larger than average enclosed balcony. Radiator. Opening to kitchen.

Enclosed Balcony

Spacious wrap around balcony with space for outdoor seating. Wrought iron balustrade and timber decked flooring. Panoramic views across Barry waterfront and sea views across the Bristol channel and beyond.

Kitchen

10'11 x 6'1 (3.33m x 1.85m)

A newly replaced kitchen in April 2025. Kitchen comprises of eye level wall units. Base units. Work surfaces over. Ceramic splash back tiles. Tiled flooring. Integrated fan assisted oven. Five ring gas hob inset. Extractor fan wall mounted above. Space for fridge/freezer. Plumbing for washing machine. UPVC double glazed window to the side aspect with waterfront views and sea views.

Master Bedroom

13'10 x 10'2 (4.22m x 3.10m)

Plastered ceiling, plastered walls and fitted carpet flooring. Raised platform to a UPVC picture window overlooking the front aspect with waterfront views and sea views. Radiator. Wooden door to en-suite.

En-suite

6'3 x 6'0 (1.91m x 1.83m)

Plastered ceiling, plastered walls with PVC aqua panelling. Vinyl flooring. Vanity wash hand basin with mixer tap. Close coupled toilet. Shower cubicle with mains operated shower over. Glass sliding shower screen. Shaver points. Extractor fan. Radiator.

Bedroom Two

10'7 x 8'8 (3.23m x 2.64m)

Plastered ceiling, plastered walls and fitted carpet flooring. UPVC double glazed window to the front aspect with waterfront views and sea views. Radiator.

Family Bathroom

8'0 x 4'11 (2.44m x 1.50m)

Plastered ceiling with extractor fan. Plastered walls with PVC aqua panelling. Vinyl flooring. Vanity wash hand basin with mixer tap. Close coupled toilet. Bath with mains operated shower over and mixer tap. Shaver points. Radiator.

REAR

Rear door opening to the carpark with undercroft allocated parking for two vehicles.

COUNCIL TAX

Council tax band E.

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	82	82
(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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