



41 Heol Cilffrydd, Barry CF63 4QR £139,000 Leasehold

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

A beautifully presented two bedroom second floor 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 for commuters.

Briefly comprising: secure communal entrance via security door system with stairs rising to the second floor, entrance hallway, spacious living area with patio doors to Juliet balcony with views across communal gardens, opening to kitchen equipped with integrated appliances. Two bedrooms (Master with en-suite shower room) 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. 102 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 and second floor's.

Entrance Hallway

3'05 x 17'06 (1.04m x 5.33m)

Smoothly plastered ceiling with inset lights and coving, loft access via pull down fixed ladder, smoothly plastered walls. Fitted carpet flooring. Wall mounted storage heater. Wood framed doors leading to living room and kitchen, bedrooms one, bedroom two and main family bathroom. A further wood panelled door leading to airing cupboard / storage. Wood fire door leading to communal landing.

Living

14'01 x 15'08 (4.29m x 4.78m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted storage heaters. UPVC double glazed French doors and side windows with access to a Juliet balcony. Open Plan kitchen. Wood panelled door leading through to the entrance hallway.

Kitchen

8'04 x 12'00 (2.54m x 3.66m)

Smoothly plastered ceiling with inset lights and coving, smoothly plastered walls. Ceramic tiled flooring. Wall mounted storage heaters. UPVC double glazed window to the side elevation. A fitted kitchen comprising of wall and base units with under counter lighting. Porcelain tiled splashback's. Wood laminate worktops. Stainless steel sink. Integrated oven. Integrated induction hob. Stainless steel cooker hood. Integrated undercounter fridge. Space for dishwasher, space for washing machine. Through opening to living / dining.

Bedroom One

9'11 x 14'01 (3.02m x 4.29m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted storage heater. UPVC double glazed window to the rear. Wood framed door leading through to an en-suite shower. A further wood panelled door leading through to the hallway. Built-in wardrobe.

En-Suite

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

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass. Double shower with electric shower overhead. Pedestal wash hand basin. Close coupled toilet. Wooden door leading through to bedroom one.

Bedroom Two

9'07 x 16'00 (2.92m x 4.88m)

Smoothly plastered ceiling with coving, smoothly plastered walls - part papered. Wall mounted electric heater. UPVC double glazed windows to the front elevations. Wood panelled door leading through to entrance hallway.

Family Bathroom

7'10 x 9'07 (2.39m x 2.92m)

Smoothly plastered ceiling with inset lights and vent extractor, smoothly plastered walls. Vinyl flooring. Wall mounted towel rail. UPVC double glazed window with obscured glass to the front. Pedestal wash hand basin. Close coupled toilet. Bath. Wood panelled door leading through to the first floor entrance hallway.

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

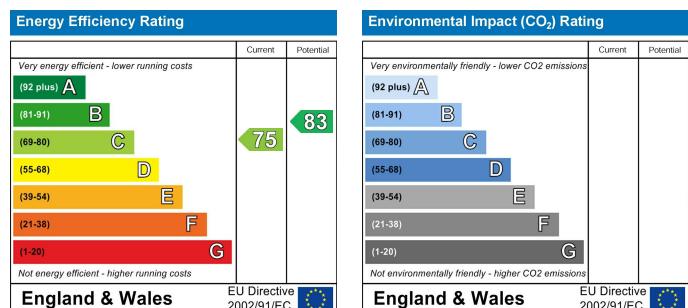
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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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