



Beacon House Ffordd Y Mileniwm, Barry CF62 5BF

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

Nestled in the desirable area of Ffordd Y Mileniwm, Barry, this beautifully presented top floor apartment offers a perfect blend of comfort and modern living. The property features two spacious double bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space. Constructed by the reputable Taylor Wimpey, this apartment exemplifies quality and attention to detail, ensuring a comfortable lifestyle in a sought-after location.

As you enter the apartment, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-designed layout ensures that every inch of space is utilised effectively, creating a harmonious living environment.

The apartment boasts a contemporary bathroom, thoughtfully designed to cater to your daily needs. The kitchen is equipped with modern fixtures, providing a functional space for culinary enthusiasts.

With its excellent amenities and proximity to local attractions, this flat is not just a home but a lifestyle choice. Whether you are looking to invest or find your next residence, this property is a must-see. Don't miss the opportunity to make this charming flat your own.



FRONT

Access to the rear carpark and communal main entrance.

Communal Entrance

Electric intercom entry system, stairs rising to the top floor(2nd) and access to the property via a wooden front door.

Entrance Hallway

Smoothly plastered ceiling with loft access. Plastered walls. Carpet flooring. Wooden doors to bedrooms, living room and family bathroom. Storage cupboard housing a wall mounted combination boiler. Thermostat operating the heating. Intercom entry system. Radiator.

Living Room/Kitchen

20'1 x 12'2 (6.12m x 3.71m)

An open plan kitchen and living area with smoothly plastered ceiling, inset spotlighting and pendant lighting. Fitted carpet flooring. UPVC double glazed windows with fitted blinds. Radiators. The kitchen comprises of eye level wall units, base units and work surfaces with breakfast bar area. Plumbing for dish washer. Space for tall fridge/freezer. Integrated electric oven, hob and extractor fan above. Integrated washing machine. Stainless steel splashback and ceramic tiles. One 1/2 sink with mixer tap over. Wood effect vinyl flooring.

Bedroom One

11'7 x 8'10 (3.53m x 2.69m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window with fitted shutter blinds. Fitted wardrobes. Radiator.

Bedroom Two

12'0 x 8'6 (3.66m x 2.59m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed windows with fitted shutter blinds. Radiator.

Family Bathroom

9'1 x 4'11 (2.77m x 1.50m)

Plastered ceiling with extractor fan. Plastered walls with ceramic tiles. Tile effect vinyl flooring. Bathroom comprises of bath with twin taps, mains operated shower over. Close coupled toilet. Pedestal wash hand basin with twin taps. Shaver points and radiator.

REAR

Allocated parking bay for one vehicle and ample visitor parking bays.

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

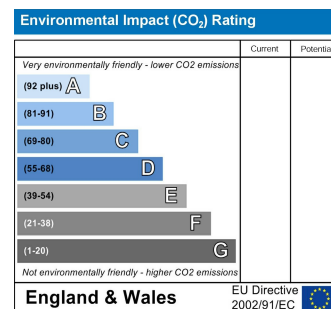
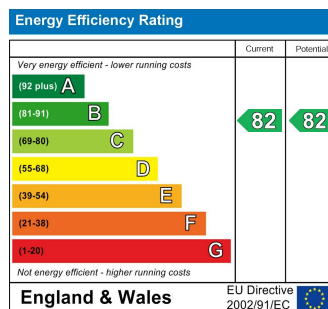
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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.



www.ninaestateagents.co.uk

