



48 Heol Cilffrydd, Barry CF63 4QR £138,000 Leasehold

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

Nestled in the desirable area of Heol Cilffrydd, Barry, this splendid two-bedroom apartment offers a delightful living experience with stunning elevated views across the Waterfront and towards the historic Dock Offices. This well-presented property is situated on the top floor, accessible via a secure communal entry system, ensuring both privacy and convenience.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious living room, where French doors open onto a charming Juliette balcony, perfect for enjoying the picturesque views. The open-plan kitchen is equipped with integrated appliances, making it an ideal space for both cooking and entertaining. The apartment features two comfortable bedrooms, including a master suite with an en-suite shower room, alongside a well-appointed family bathroom.

The property benefits from electric storage heating and UPVC double glazing throughout, ensuring warmth and energy efficiency. Additionally, it comes with designated parking for one vehicle, along with ample visitor parking for guests.

With approximately 102 years remaining on the lease, a monthly service charge of around £152, and an annual ground rent of approximately £75, this apartment presents a fantastic opportunity for both first-time buyers and investors alike. Viewing is highly recommended to fully appreciate the quality and charm of this lovely home.



Front

Communal entrance, third floor, wooden front door into the hallway

Communal Entrance

Electric intercom entry system. Stairs rising to the first and second floor's.

Entrance Hallway

3'05 x 12'11 (1.04m x 3.94m)

Smoothly plastered spotlighted ceiling, attic hatch, smoothly plaster walls, laminate flooring. Storage cupboard.

Lounge/ Kitchen/ Dining Room

15'00 x 17'10 (4.57m x 5.44m)

Smoothly plastered spotlighted ceiling, coving, smoothly plastered walls, fitted carpet and ceramic tile floor. UPVC double glazed French doors opening to a Juliet balcony and UPVC double glazed windows. Wall units, base units and work surfaces over. Integrated undercounter fridge, integrated under counter freezer, integrated eyelevel electric oven, halogen hob and extractor over. Two bowl stainless steel sink and storage heater.

Bedroom One

10'09 x 17'10 (3.28m x 5.44m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet. Wall mounted electric heater. UPVC double glazed window overlooking the front. Built in double wardrobe. Wood framed door leading to en-suite bathroom.

En- Suite Shower Room

3'07 x 9'00 (1.09m x 2.74m)

Smoothly plastered ceiling, extractor fan, smoothly plaster walls and ceramic tiled floor. Close coupled cistern toilet, pedestal wash hand basin and sliding door shower cubicle with an electric shower and an electric towel rail radiator.

Bedroom Two

9'10 x 11'05 (3.00m x 3.48m)

Smoothly plastered ceiling, papered walls, fitted carpet. Wall mounted electric heater. UPVC double glazed window overlooking the rear. Built-in wardrobe.

Bathroom

6'00 x 8'07 (1.83m x 2.62m)

Smoothly plastered spotlighted ceiling, extractor fan, smoothly plastered walls, ceramic tiled floor. UPVC double glazed obscured glass window to the rear. Close coupled cistern toilet, pedestal wash hand basin and bath, electric towel rail radiator.

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

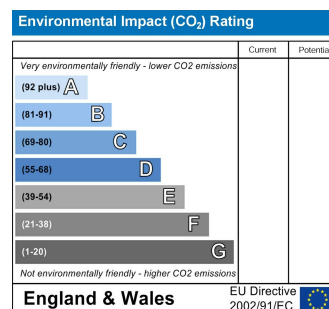
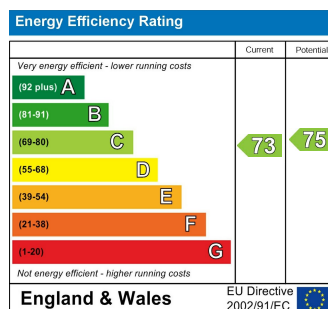
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PROCEEDS OF CRIME ACT 2002

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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