



## Davnic Close Pontypridd Street, Barry CF63 2HT

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Nestled in Pontypridd Street, Barry, this delightful apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for first time buyers or buy-to-let investors. Barry is known for its vibrant community and stunning coastal views, making this location particularly appealing. Residents can enjoy easy access to local amenities, including shops, parks, and transport links, ensuring that everything you need is within reach.

The apartment features a welcoming reception room, providing a warm space for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and comfort. Although the flat's size is not specified, the layout is designed to maximise space, making it feel both airy and inviting.

This apartment presents an excellent opportunity for those looking to settle in a friendly neighbourhood while enjoying the benefits of spacious living. Whether you are a first-time buyer or seeking a rental investment, this property is worth considering. Embrace the chance to make this flat your new home in the heart of Barry.



## FRONT

Communal entrance with steps descending to a UPVC double glazed communal door with intercom entry system. Steps rising to the top floor with a UPVC double glazed obscured glass front door opening to the entrance hallway.

## Hallway

Papered ceiling with loft access, plastered walls, fitted carpet flooring. UPVC double glazed window obscured glass overlooking the front aspect. Storage cupboards, one housing a wall mounted combination boiler. Wall mounted radiator and doors leading to all rooms.

## Living Room

14'6 x 11'11 (4.42m x 3.63m)

Plastered ceiling and walls, fitted carpet flooring, UPVC double glazed window over looking the rear communal garden. Views across Barry and beyond. Wall mounted radiator.

## Kitchen

9'11 x 7'6 (3.02m x 2.29m)

Textured ceiling, plastered walls and tiled flooring. UPVC double glazed window overlooking the front aspect. Wall mounted radiator.

Kitchen comprises of eyelevel wall units, base units, marble work tops and ceramic splashback tiles. One and 1/2 sink with mixer tap. Draining board, plumbing for washing machine. Space for tall fridge freezer, integrated electric oven and hob with extractor fan above.

## Family Bathroom

8'8 x 4'2 (2.64m x 1.27m)

Textured ceiling, tiled walls and flooring. UPVC double glazed obscured glass window to the front aspect. Radiator. Bathroom comprises of a bath with electric shower over, pedestal wash hand basin, close coupled toilet.

## Master Bedroom

14'7 x 8'11 (4.45m x 2.72m)

Textured ceiling, plastered walls and fitted carpet flooring. UPVC double glazed window overlooking the communal gardens. Sliding mirrored doors to fitted wardrobe. Radiator.

## Bedroom Two

11'11 x 7'3 (3.63m x 2.21m)

Plastered ceiling, papered walls, fitted carpet flooring, radiator. UPVC double glazed window overlooking the rear.

## REAR

Off road parking, laid to lawn with shrubbery and clothes washing line. Garage with up and over road door.

## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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	EU Directive 2002/91/EC



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Company No: 5972152. Registered Office: 1 Broad Street, Barry, Vale of Glamorgan, CF62 7AA. VAT No. 850 441 350