



## Flat 23 Laurel Ct, St. Nicholas Close, Barry CF62 6QZ

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

Nestled in the desirable location of Laurel Court, St. Nicholas Close, Barry, this charming flat offers a delightful living experience. Upon entering, you are welcomed by a communal entrance that leads to a spacious hallway. The heart of the home is the open plan living and dining room, which is bathed in natural light thanks to the French doors that open directly onto the well-maintained communal gardens, providing a perfect space for relaxation or entertaining guests.

The modern fitted kitchen is equipped with integrated appliances and conveniently connects to a utility room, enhancing the practicality of the space. This flat features two generously sized double bedrooms, ensuring ample room for comfort and privacy. The property is completed by a stylish replacement shower room, designed for both functionality and aesthetics.

Additional benefits include UPVC double glazing and gas central heating via a combination boiler, ensuring warmth and energy efficiency throughout the year. Parking is available within the block, adding to the convenience of this lovely home.

This leasehold property comes with a service charge of £1,675.32 per annum and a ground rent of £150.00 per annum, with a 125-year lease established in 2008, leaving approx. 107 years remaining.

Viewing is highly recommended to fully appreciate the charm and potential of this delightful flat in Barry. Whether you are looking for a new home or an investment opportunity, this property is sure to impress.



## FRONT

Communal Gardens. Parking, pathway leading to communal entrance.

## Communal Entrance

Ground Floor. Composite front door leading to the entrance hallway.

## Entrance Hallway

6'05 x 2'09 (1.96m x 0.84m)

Textured ceiling, smoothly plastered walls, carpeted flooring. Composite front door. Storage cupboard, door to living room and kitchen.

## Lounge

11'01 x 18'02 (3.38m x 5.54m)

Textured ceiling, papered walls with coving, carpeted flooring, wall mounted radiator, electric fire and surround, UPVC double glazed windows and UPVC double glazed French doors leading to communal garden.

## Kitchen

7'01 x 11'01 (2.16m x 3.38m)

Smoothly plastered ceiling, smoothly plastered walls, Vinyl flooring, UPVC Double glazed windows overlooking front communal area, base units and work surfaces over with upstands, small breakfast bar with shelving, Integrated induction hob, integrated oven, integrated dishwasher, integrated fridge and freezer. One bowl stainless steel sink.

## Utility Room

4'02 x 6'01 (1.27m x 1.85m)

Smoothly plastered ceiling, smoothly plastered walls, Vinyl flooring, UPVC double glazed window to the front overlooking communal area. Integrated washing machine.

## Rear Lobby

5'03 x 5'06 (1.60m x 1.68m)

Textured ceiling, smoothly plastered walls, fitted carpet, wall mounted radiator, doors leading to two double bedrooms and main shower room, the rear lobby also has a small storage area.

## Bedroom One

12'00 x 11'10 (3.66m x 3.61m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator, UPVC double glazed windows, storage cupboard housing wall mounted gas combination boiler.

## Bedroom Two

9'01 x 11'11 (2.77m x 3.63m)

Textured ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator, UPVC double glazed windows.

## Bathroom

6'04 x 5'06 (1.93m x 1.68m)

Textured ceiling, aqua panelled walls, Vinyl flooring. Vanity unit wash hand basin, raised double shower cubicle with thermostatically controlled shower overhead, close coupled toilet. Wall mounted towel rail, UPVC obscure double glazed windows.

## COUNCIL TAX

Council tax band C

## 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.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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