



## 32 Romanza House Cei Dafydd, Barry CF63 4BH

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

**\*CASH BUYERS ONLY\*** This second floor one bedroom Persimmon built apartment, placed on the popular Waterfront location, close to all amenities including the award winning 'Goodsheds' and public transport links.

Briefly comprising, communal entrance hallway with security intercom system, entrance hallway, living room with access to an enclosed balcony with water views. A fitted kitchen, one double bedroom with fitted wardrobe, and family bathroom. Benefiting from electric storage heating, designated parking and ample visitors parking.



## PROPERTY DISCLAIMER

All services/appliances have not and will not be tested.

## FRONT

Ample visitors parking, views across the water and purpose built pathways with short walks to amenities and transport links. Access to communal entrance via a electric intercom and fob entry system.

## COMMUNAL ENTRANCE

Rear door leading to allocated parking and bin storage. Stairs rising to the third floor. Wooden door to property.

## ENTRANCE HALLWAY

Plastered ceiling, plastered walls, laminate flooring. Intercom entry system. Electric heater. Doors to all rooms.

## LIVING ROOM

19'1 x 10'5 (5.82m x 3.18m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the side elevation. UPVC patio doors opening to the enclosed balcony. Wall mounted electric heater.

## ENCLOSED BALCONY

Steel balustrade with glass inserts. Timber flooring. Views across the water.

## KITCHEN

13'8 x 11'4 (4.17m x 3.45m)

Plastered ceiling with spotlights. Plastered walls. Vinyl flooring. UPVC double glazed window. Storage cupboard housing hot water tank. Kitchen comprises of, eye level wall units, base units and laminate work surfaces with uprisers. Splash back tiles. Stainless steel sink with mixer tap over. Integrated electric oven, hob and extractor. Integrated washing machine. Space for fridge freezer. Space for dining suite.

## BEDROOM

11'1 x 10'3 (3.38m x 3.12m)

Plastered ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window overlooking the front with water views. Fitted wardrobe. Electric heater.

## FAMILY BATHROOM

6'8 x 6'6 (2.03m x 1.98m)

Plastered ceiling with inset spotlights. Plastered walls with ceramic tiles. Vinyl flooring. Extractor fan. Bathroom comprises, p-shaped bath with electric shower over. Pedestal wash hand basin with mixer tap. Close coupled toilet. Electric towel rail heater.

## REAR

Allocated parking, bin storage.

## 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

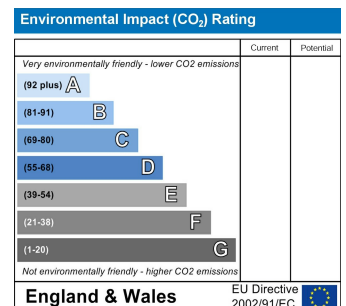
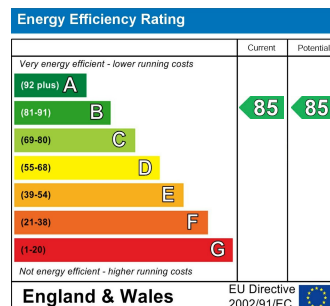
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

## 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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