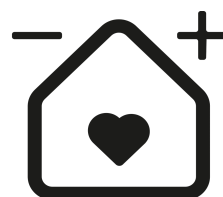




Apt 18, Ty Capstan Rhodfa'r Gwagenni, Barry

£145,000 Leasehold

BARRY WATERFRONT LOCATION • IDEAL FIRST TIME BUY OR INVESTMENT • SECOND FLOOR - TWO BEDROOM APARTMENT • OPEN PLAN KITCHEN/DINER/LOUNGE • BALCONY WITH WATER VIEWS • EN-SUITE TO PRIMARY BEDROOM PLUS AN ADDITIONAL FAMILY BATHROOM • ELECTRIC STORAGE HEATING • ONE ALLOCATED PARKING SPACE • EPC B84



blackbear



Situated on the sought-after Barry Waterfront, this modern two bedroom apartment presents an excellent opportunity for first-time buyers or investors. Located on the second floor, the property offers a bright and spacious open-plan kitchen, dining and lounge area, creating a versatile living space ideal for entertaining or relaxing. The contemporary kitchen is fitted with a range of base and wall units, integrated appliances and ample worktop space, making it both functional and stylish. The lounge area extends seamlessly to a private balcony, which provides stunning views across the water, perfect for enjoying a morning coffee or unwinding in the evening. The primary bedroom benefits from a well-appointed en-suite shower room, while the second bedroom is served by a modern family bathroom. Both bedrooms are generously proportioned. Additional features include electric storage heating, double glazing throughout, a secure entry system and one allocated parking space for added convenience.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



Lease/Service Charges/Ground Rent

There are 105 years remaining on the lease. The service charge is £2456,70 per annum (approx). This is payable to West Quay Property Management. A bill is issued 6 monthly for the service charge (approx £1228.35 every 6 months). Ground rent of £150 is also payable per annum.



