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67 Cei Tir Y Castell, Barry CF63 4DG
Offers In Excess Of £155,000 Leasehold

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

Situated in the sought-after Waterfront development of Barry, this delightful flat offers a perfect blend of comfort and convenience. With its enviable location, residents can enjoy easy access to a variety of shops, rail stations, leisure facilities, and the stunning beaches, bars, and restaurants that the area has to offer. The property boasts picturesque views across the waterside, making it an ideal retreat for those who appreciate coastal living.

Upon entering the apartment, you are welcomed by a communal entrance featuring a secure push-button door entry system. You will find a hallway leading to the apartment as you enter you are welcomed with a spacious entrance hallway leading to a bright and airy living / dining room that seamlessly connects to a modern fitted kitchen. This open-plan layout is perfect for both relaxation and entertaining, a French door with Juliet balcony with views out over the communal gardens and the waterside.

The flat comprises two generously sized double bedrooms, with the master bedroom benefiting from an en-suite shower room, providing added privacy and convenience. A well-appointed family bathroom serves the second bedroom and guests alike.

Additional features of this charming property include UPVC double glazing, ensuring warmth and energy efficiency, as well as gas central heating powered by a combination boiler. An allocated parking space adds to the appeal, making this flat not only a comfortable home but also a practical choice for modern living.

In summary, this two-bedroom flat in Cei Tir Y Castell is a fantastic opportunity for anyone looking to embrace the vibrant lifestyle that Barry has to offer, all while enjoying the comforts of a contemporary home.

Leasehold property with approx. 987 years remaining and a Annual service charge of approx. £1,800.00.

FRONT
Waterside Views, Communal Gardens with laid to lawn and planted established shrubbery. Allocated parking bay.

Communal Entrance
Intercom entry security door, Fire door leading to hallway leading to ground floor apartment. Post boxes.

Entrance Hallway
3'07 x 3'11 x7'11 x 8'06 (1.09m x 1.19m x2.41m x 2.59m)
Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Composite front door leading from communal entrance hallway. Wood panel doors leading to living, dining and kitchen, bedrooms one and two, and the family bathroom. A further wood panel door leading to a storage cupboard.

Living / Dining / Kitchen
9'07 x 19'06 (2.92m x 5.94m)
Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window and French door with Juliet balcony to the front elevation with views over the communal garden with laid to lawn and planted established shrubbery and far-reaching views over the waterside. Kitchen area comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Integrated four ring gas hob, integrated oven. Space for fridge / freezer. Space for washing machine. Integrated cooker hood. Wood panel door leading through to the entrance hallway.

Bedroom One
8'01 x 13'03 (2.46m x 4.04m)
Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with far-reaching waterside views and views over the communal garden. Wood panel door leading through to the en-suite shower room. A further would panel door leading through to the entrance hallway.

En-Suite Shower Room
4'06 x 6'02 (1.37m x 1.88m)
Smoothly plastered ceiling, with vent extractor, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Ceramic tiled splashbacks. Pedestal wash hand basin. Shower with thermostatically controlled shower overhead, Close coupled toilet. Wood panel door leading through to the master bedroom.

Bedroom Two
8'02 x 11'01 (2.49m x 3.38m)
Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panel door leading through to the entrance hallway.

Family Bathroom
6'06 x 6'07 (1.98m x 2.01m)
Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Pedestal wash hand basin, Bath with ceramic tiled splashback. Close coupled toilet. Wood panel door leading through to the entrance hallway.

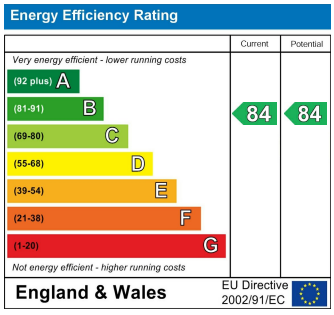
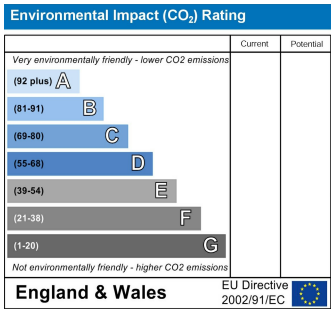
REAR
Communal entrance, communal gardens. Recycling areas.

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.