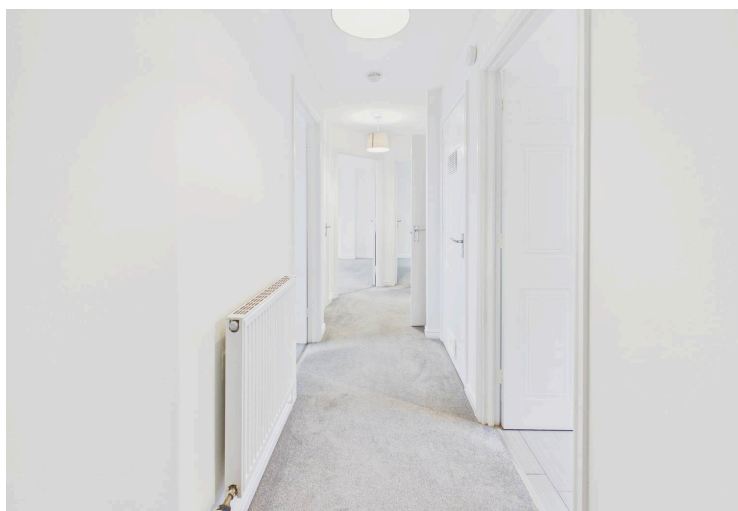




Flat 3, Ty Camlas Y Rhodfa, Barry

£180,000 Leasehold

NO ONWARD CHAIN • FIRST FLOOR TWO BEDROOM APARTMENT • BALCONY WITH WATER VIEWS • SPACIOUS, BRIGHT AND AIRY LOUNGE • MODERN FITTED KITCHEN • FAMILY BATHROOM PLUS EN-SUITE TO THE PRIMARY BEDROOM • SECURE INTERCOM ENTRY SYSTEM • ONE DEDICATED PARKING SPACE • EPC C79 • CONVENIENT LOCATION CLOSE TO SOUGHT-AFTER SCHOOLS, PUBLIC TRANSPORT AND LOCAL AMENITIES





Offered to the market with no onward chain, this impressive first floor two bedroom apartment presents an exceptional opportunity for buyers seeking a modern and convenient lifestyle. The property is thoughtfully designed to maximise comfort and practicality, featuring a spacious, bright and airy lounge that is perfect for both relaxing and entertaining. The lounge opens onto a private balcony, offering stunning water views that enhance the sense of tranquillity and space within the home. The modern fitted kitchen is well-appointed with contemporary units and ample worktop space, catering to both everyday living and culinary pursuits. The primary bedroom benefits from an en-suite shower room, while a separate family bathroom serves the second bedroom and guests, providing flexibility for professional couples, small families or those wishing to downsize without compromise. Residents enjoy peace of mind with a secure intercom entry system, as well as the convenience of a dedicated parking space and ample visitor parking. The apartment boasts an EPC rating of C79, reflecting its energy efficiency and low running costs. Located in a highly convenient setting, the property is within easy reach of sought-after schools, public transport links and a wide range of local amenities, making it an attractive proposition for those who value accessibility and community. Whether you are a first-time buyer, an investor or looking to move closer to essential facilities, this apartment combines style, comfort and practicality in equal measure. Early viewing is highly recommended to appreciate the quality of accommodation on offer.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

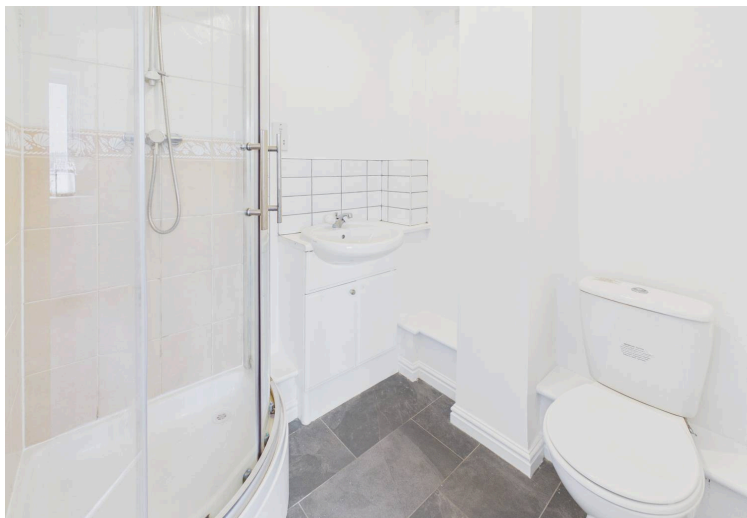


Tenure

There are 100 years remaining on the lease. An annual service charge of £1823.66 is payable to West Quay Property Management. Ground rent is to be confirmed.



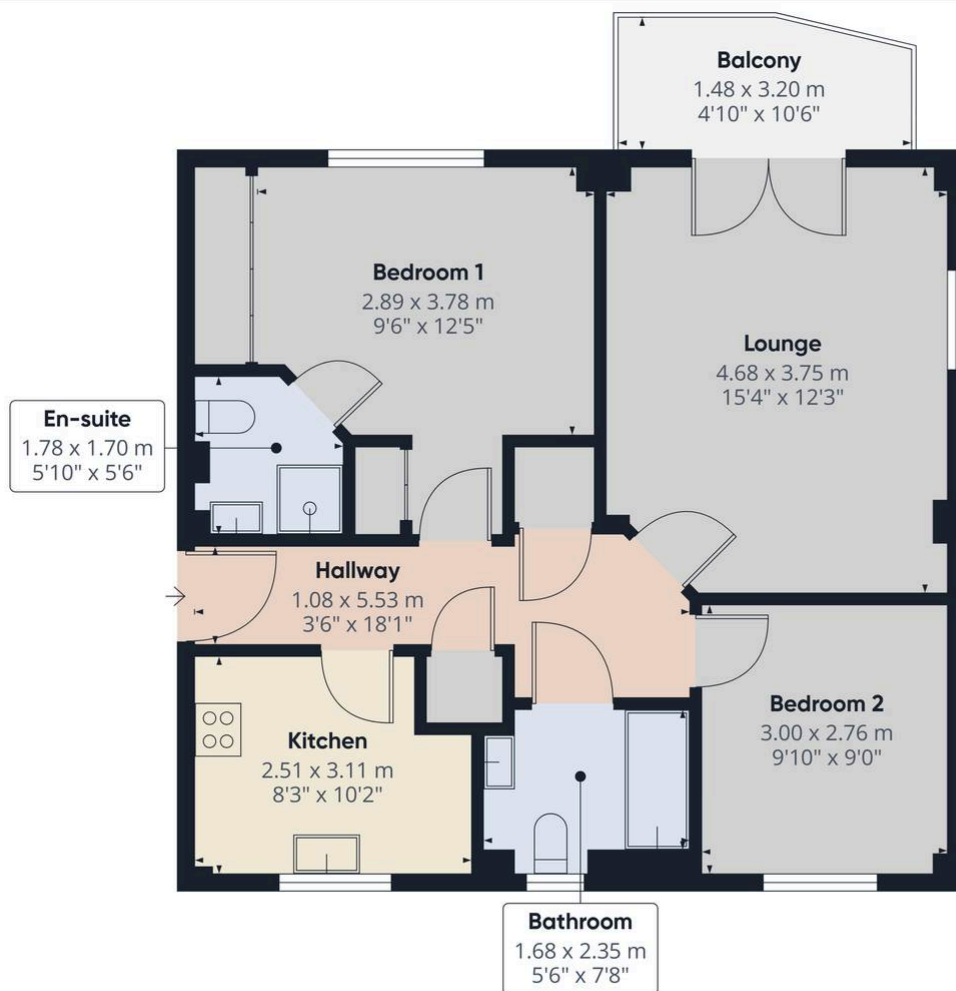






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	79
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	81	81
England, Scotland & Wales		



Approximate total area⁽¹⁾

62.7 m²
675 ft²

Balconies and terraces

4.5 m²
48 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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