





## 63 Neptune Road

Barry, Barry

Modern two bedroom first floor apartment with water views, open plan kitchen/living/dining room, two bathrooms, allocated parking, secure entry, located near Barry Island Beach and Goodsheds. Offered with no onward chain, perfect for first time buyers or investors alike!  
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- NO ONWARD CHAIN
- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- EN-SUITE TO MASTER PLUS ADDITIONAL FAMILY BATHROOM
- WATER VIEWS
- CLOSE TO GOOD SHEDS AND BARRY ISLAND BEACH
- EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES
- ALLOCATED PARKING SPACE TO REAR
- EPC B83

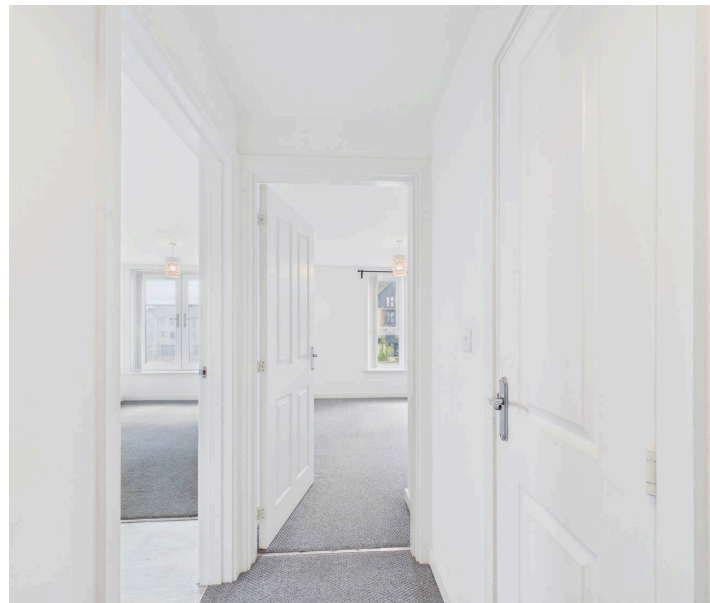




**ALLOCATED PARKING**

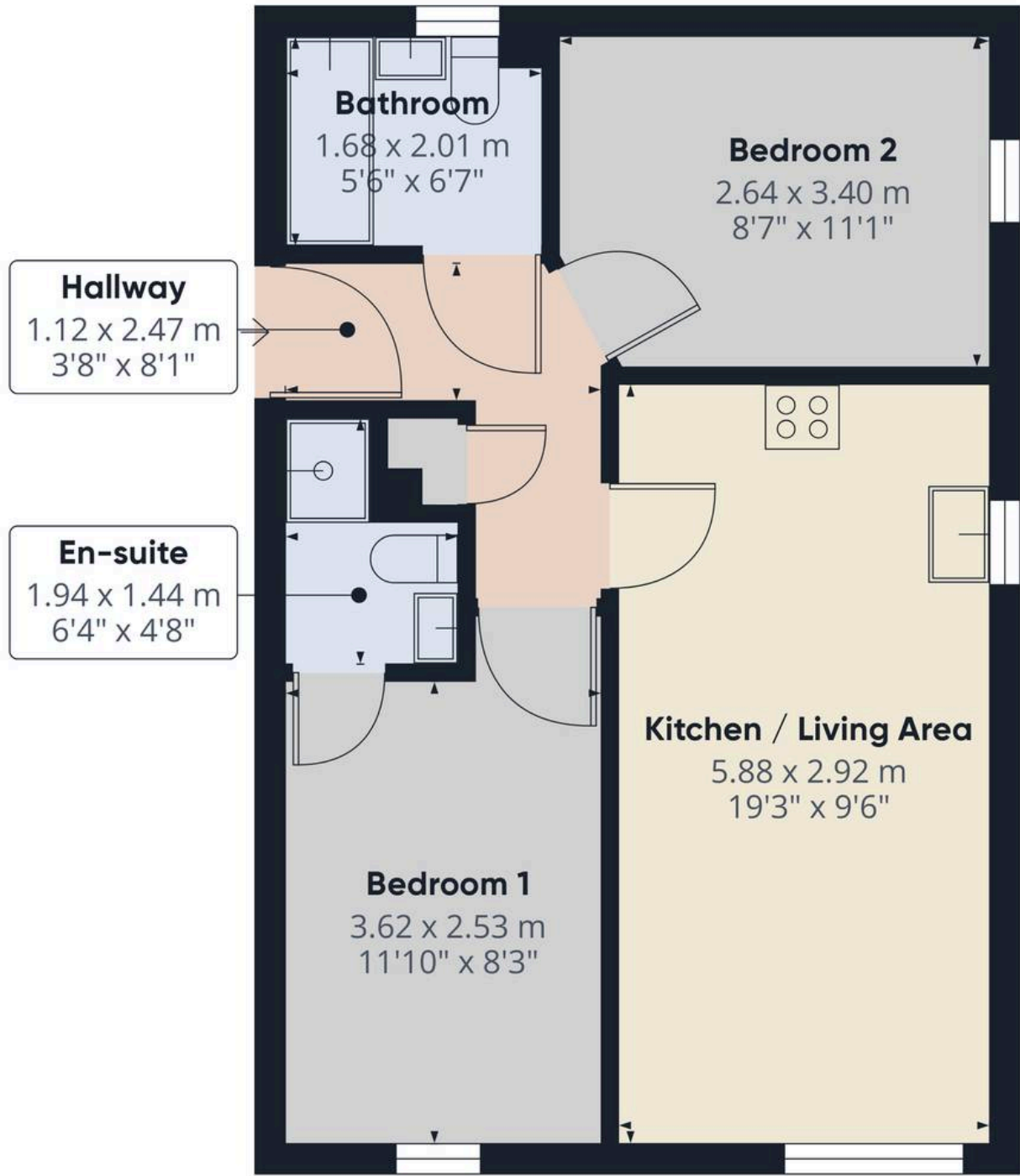
1 Parking Space

Allocated and numbered parking space to the rear.









Approximate total area<sup>(1)</sup>

45.5 m<sup>2</sup>  
490 ft<sup>2</sup>

(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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## Chris Davies Estate Agents

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HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.