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Glan Y Mor Y Rhodfa, Barry CF63 4BB
£210,000 Leasehold

3 BEDS | 2 BATH | 1 RECEPT | EPC RATING

Welcome to the charming area of Y Rhodfa, Barry, this delightful third-floor flat offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The flat boasts a spacious living room that features an enclosed balcony, providing a serene spot to enjoy the panoramic water views that this location is renowned for.

The fitted kitchen is designed for practicality and ease, making it a joy to prepare meals. Additionally, the property includes both an en-suite bathroom and a family bathroom, ensuring convenience for all residents.

For those who appreciate the outdoors, the flat is within walking distance to the vibrant Goodsheds development, which offers a variety of shops and eateries. Furthermore, the property benefits from undercroft parking for two vehicles, a valuable asset in this desirable area.

FRONT
Communal entrance via electric intercom entry system, opening to the communal hallway. Ample on road parking for guests and short walk to The Good Shed development with an array of restaurants and bars.

COMMUNAL ENTRANCE
Stairs rise to the third floor, with a wooden door opening to the entrance hallway.

ENTRANCE HALLWAY
Smoothly plastered ceiling and walls, wall-mounted radiator, electric intercom entry system, thermostatic control for central heating. Wooden doors lead to three bedrooms, the living room, storage cupboards (one housing the boiler and hot water tank), and the family bathroom suite.

LIVING ROOM
17'1 x 15'7 (5.21m x 4.75m)
Smoothly plastered ceiling with coving, smoothly plastered walls, fitted carpet flooring, wall-mounted radiators. UPVC double-glazed window overlooks the side elevation; UPVC double-glazed French door opens to the enclosed balcony.

ENCLOSED BALCONY
Steel balustrade, L-shaped wraparound with timber flooring, direct water views with panoramic outlook across Barry Waterfront and distant views of the Bristol Channel and beyond.

KITCHEN
8'8 x 7'6 (2.64m x 2.29m)
Plastered ceiling and walls with ceramic tiles, wood-effect vinyl flooring. Eye-level wall units and base units, marble-laminate work surfaces, stainless-steel sink with mixer tap and drainboard. UPVC double-glazed window to side aspect, extractor fan, plumbing for washing machine, integrated electric oven, integrated four-ring gas hob with extractor above, space for tall fridge-freezer.

MASTER BEDROOM
19'5 x 10'1 (5.92m x 3.07m)
Plastered ceiling and walls, fitted carpet flooring, wall-mounted radiator, wooden door to ensuite. Raised seating area with tall UPVC double-glazed window to front elevation offering panoramic water views.

EN-SUITE
6'10 x 4'7 (2.08m x 1.40m)
Plastered ceiling with extractor fan, plastered walls, wood-effect vinyl flooring. Shower cubicle with glass screen, mains-operated shower with ceramic splashback tiles, close-coupled toilet, vanity wash-hand basin with mixer tap and storage, wall-mounted radiator, shaver points.

BEDROOM TWO
9'9 x 8'9 (2.97m x 2.67m)
Plastered ceiling and walls, fitted carpet flooring, UPVC double-glazed window to rear elevation, wall-mounted radiator.

BEDROOM THREE
9'9 x 6'8 (2.97m x 2.03m)
Plastered ceiling and walls, fitted carpet flooring, wall-mounted radiator, UPVC double-glazed window to rear elevation.

FAMILY BATHROOM
6'8 x 6'4 (2.03m x 1.93m)
Plastered ceiling with inset extractor fan, plastered walls with ceramic tiles around the bath, wood-effect vinyl flooring, UPVC double-glazed window to rear elevation. Bath with mixer tap and mains-operated shower over, close-coupled toilet, pedestal wash-hand basin with mixer tap, wall-mounted radiator, shaver points.

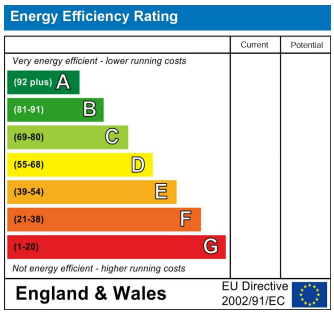
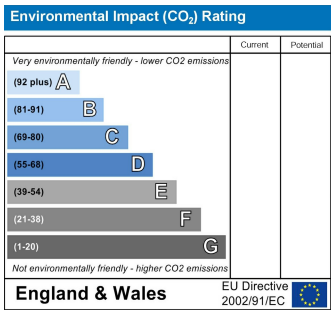
REAR GARDEN
Under croft parking for up to two vehicles and bin storage.

COUNCIL TAX
Council tax band E.

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.