



## Glan Y Mor Y Rhodfa, Barry CF63 4BB £155,000 Leasehold

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

NO FORWARDING CHAIN..... A well presented fourth floor apartment ACCESSIBLE VIA A LIFT, situated on the popular Barry Waterfront within walking distance of local supermarkets, schools and amenities. Offering side aspect water views over the dock and channel views.

The property briefly comprises, entrance hallway, living room with French doors leading to a balcony with water views leading through to a fitted kitchen, two bedrooms - master with an en-suite shower room and a family bathroom.

The property has a designated parking space and also ample visitors parking. An ideal first time buy property. Viewing highly recommended. Benefiting from gas central heating via a recently installed combination boiler and UPVC double glazing throughout.

Maintenance: West Quay Property Management = £1,898.19 per annum. Ground Rent: Estates & Management Ltd = £36 per half year. The lease remaining on the property is approx. 104 yrs.



## FRONT

### Communal Entrance

Via Secure doors to the front and rear of building. Stairs rising or access to Lift. Communal Landing with wooden fire door leading through to the entrance hallway.

### Entrance Hallway

3'03 x 12'04 (0.99m x 3.76m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Front door leading to the communal landing. Wood panelled doors leading to living / dining, bedroom one and two and the main bathroom. A further wood panelled door leading to storage and cupboard with wall mounted combination boiler.

### Living Room

16'07 x 16'10 (5.05m x 5.13m)

Smoothly plastered ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed French doors leading to an enclosed balcony with waterside views and far-reaching views of the channel, partial views of steep holm and flat holm. Through opening to kitchen. Wood panelled door leading through to the entrance hallway.

### Kitchen

6'02 x 8'06 (1.88m x 2.59m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Ceramic tiled flooring. Wall mounted radiator. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Integrated for ring gas hob, integrated oven. Integrated cooker hood. Space for fridge/freezer. Space for washing machine. Through opening to living / dining.

### Master Bedroom

10'06 x 17'04 (3.20m x 5.28m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window overlooking waterside and channel with views of flat holm and steep holm. Wood panelled door leading to an ensuite shower room. A further wood panelled door leading through to the entrance hallway. Built-in wardrobes and dresser.

### En-Suite Shower

5'01 x 7'09 (1.55m x 2.36m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Shower with thermostatically controlled shower overhead. Vanity wash hand basin. Close coupled toilet. Wood panelled door leading through to the master bedroom.

### Bedroom Two

9'02 x 9'02 (2.79m x 2.79m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear. Built-in wardrobes. Wood panelled door leading through to the entrance hallway.

### Main Bathroom

5'07 x 7'02 (1.70m x 2.18m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear. Bath with thermostatically controlled shower overhead and ceramic tiled splash backs. Vanity wash hand basin. Close coupled toilet. Wood panelled door leading through to the entrance hallway.

### Communal Area's

Communal gardens with established shrubbery. Allocated parking space to the rear of the building. Communal overflow parking to the front. Water Views.

### COUNCIL TAX

Council tax band D

### 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.

### PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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