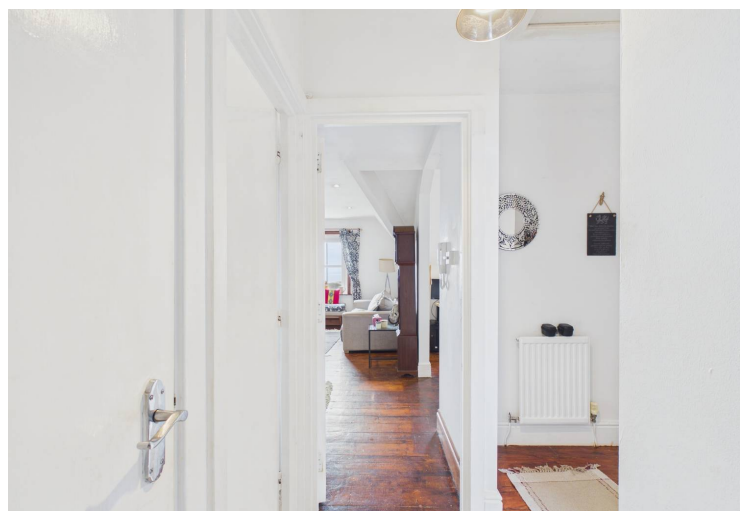




Flat 4, Park Court, 4 Park Road

£175,000 Leasehold

TWO DOUBLE BEDROOMS • CLOSE TO LOCAL AMENITIES • WEST END OF BARRY • EPC C69 • TOP FLOOR • CHANEL VIEWS
• ALLOCATED PARKING





This beautifully presented two-bedroom flat offers an exceptional opportunity for buyers seeking a stylish and contemporary home in the sought-after West End of Barry. Situated on the top floor of a well-maintained building, the property boasts an enviable position that provides stunning channel views from key vantage points, creating a tranquil and inspiring atmosphere throughout. Upon entering, you are greeted by a welcoming hallway that leads to the heart of the home, where a generous living and dining area is flooded with natural light, making it an inviting space for both relaxation and entertaining guests. Both bedrooms are generously proportioned double rooms, offering flexibility for use as a main bedroom, guest room, or home office, and each benefits from tasteful décor and plenty of space for wardrobes and additional furnishings. The property also benefits from double glazing and efficient electric heating, contributing to its commendable EPC rating of C69, which ensures comfortable living all year round. Located just a short stroll from a range of local amenities, including shops, cafes, and transport links, this flat is perfectly positioned for convenience and accessibility, whether you are commuting to Cardiff or enjoying everything Barry has to offer. The West End location is highly regarded for its vibrant community feel, excellent schools, and proximity to a variety of leisure facilities, making it an ideal choice for first time buyers or looking to downsize without compromising on style or comfort. Additional features include secure entry to the building, well-maintained communal areas, and ample storage options within the flat itself. With its impressive combination of location, views, and spacious accommodation, this top-floor apartment represents a rare opportunity to acquire a home that balances modern living with the charm and character of its surroundings. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

LEASEHOLD

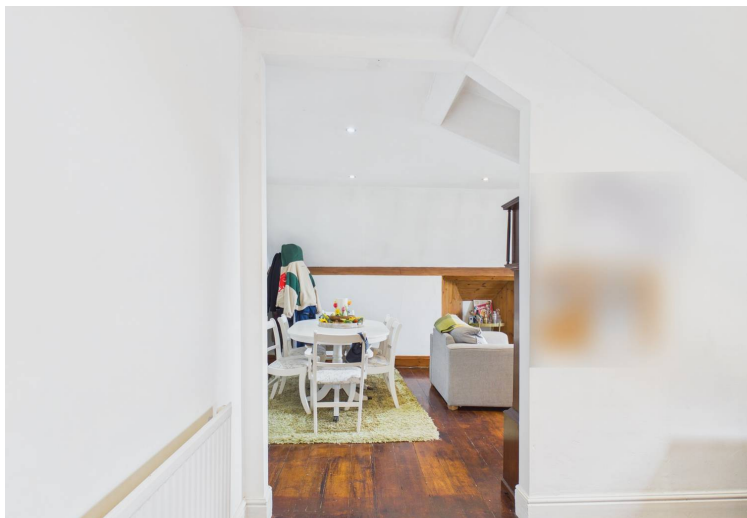
950 years remaining on the lease, £1,821.32 ground rent.

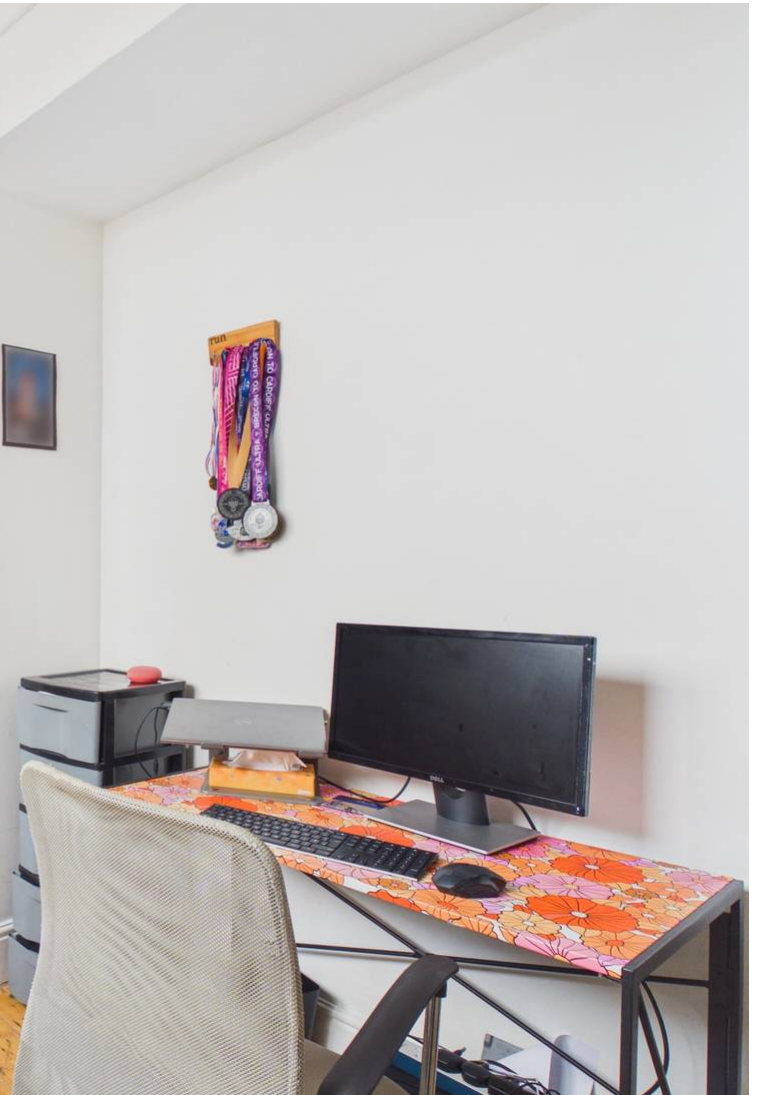
Council Tax band: D

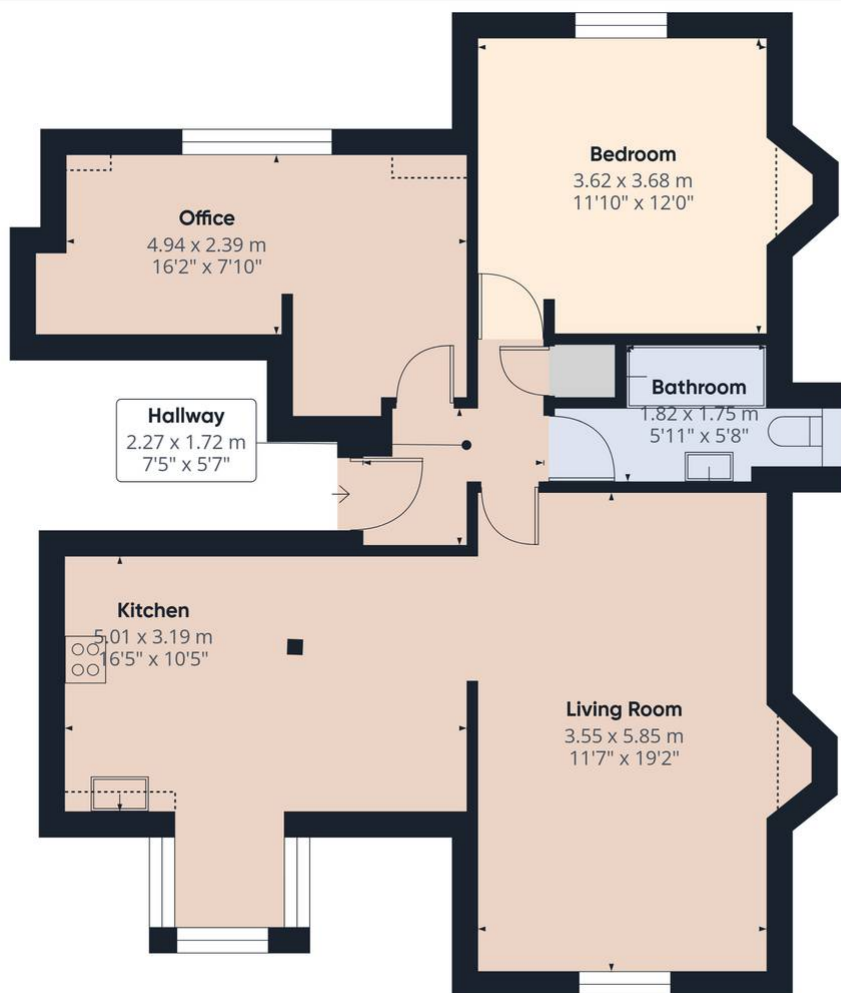
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







Approximate total area⁽¹⁾

76 m²
817 ft²

Reduced headroom

1.5 m²
16 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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