



65 Clos Y Rheilffordd, Barry

£175,000 Leasehold

Modern two bedroom flat with stunning water views, open-plan living, stylish kitchen, secure entry, parking, and immaculate décor. Ideal for professionals or families. Excellent location.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Communal Entrance

Entered via security front door. Doors to ground floor rooms and stairs to all floors.

Entrance Hallway

Double glazed window to the front. Vinyl flooring. Doors to all rooms and two storage cubboards.

Lounge/Dining/Kitchen

19' 4" x 11' 4" (5.89m x 3.45m)

Kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating granite composite sink and drainer with mixer taps over. Integral appliance, space for fridge/freezer and four burner gas hob with extractor over. Double glazed window to the side. Vinyl flooring. Space for dining table and chairs. Open to Lounge Area with double glazed french doors providing access to the balcony. Fitted carpet. Radiator.

Bedroom One

12' 6" x 9' 6" (3.81m x 2.90m)

Main double bedroom with double glazed window to the rear. Radiator. Fitted carpet.

Bedroom Two

11' 8" x 9' 6" (3.56m x 2.90m)

Second double bedroom with double glazed window to the side. Fitted carpet. Radiator.

Bathroom

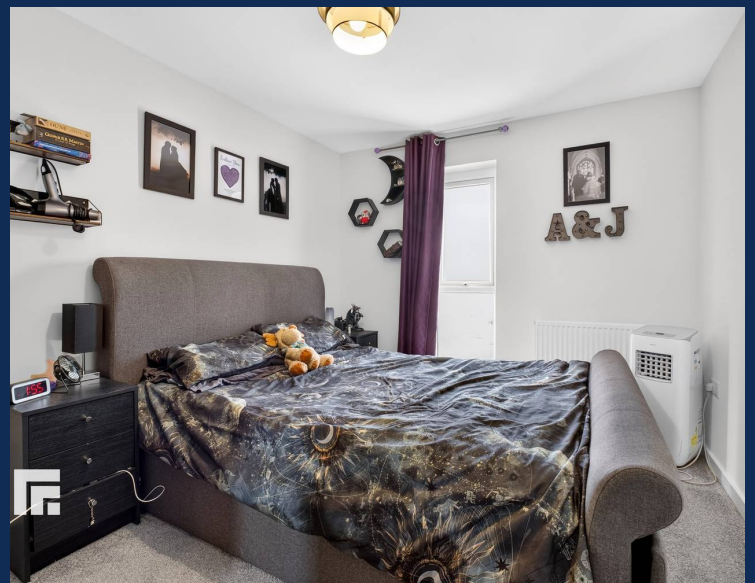
Fitted suite to comprise closed cistern w.c , wash hand basin and panelled bath with shower over. Ceramic tile splash back and floor. Radiator.

Outside

Allocated parking.

Lease Details

We are advised that the annual service charge is £1,723.12. 991 years remaining on the lease.



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