







## 65 Neptune Road

Barry, Barry

Beautifully presented two bedroom apartment located on Barry Waterfront featuring a Juliet balcony offering gorgeous water views! Open plan kitchen/living/dining space, en-suite to the master bedroom, additional family bathroom, allocated parking, secure entry, close to local amenities and transport links. EPC B84.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- POPULAR BARRY WATERFRONT LOCATION
- SECOND FLOOR APARTMENT WITH JULIET BALCONY AND WATER VIEWS
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/LIVING/DINING SPACE PERFECT FOR ENTERTAINING
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO MASTER PLUS AN ADDITIONAL FAMILY BATHROOM
- NUMBERED/ALLOCATED PARKING SPACE TO THE REAR OF THE BUILDING
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- EPC B84





### Hallway

Entrance into the property via a fire door with a peephole and safety chain into an entrance hallway. The hallway has wood effect flooring, smooth walls and a smooth ceiling. There is a wall-mounted intercom system, a radiator and doors giving access to a storage cupboard, two bedrooms, the family bathroom and open plan living space.

### Lounge/Diner/Kitchen

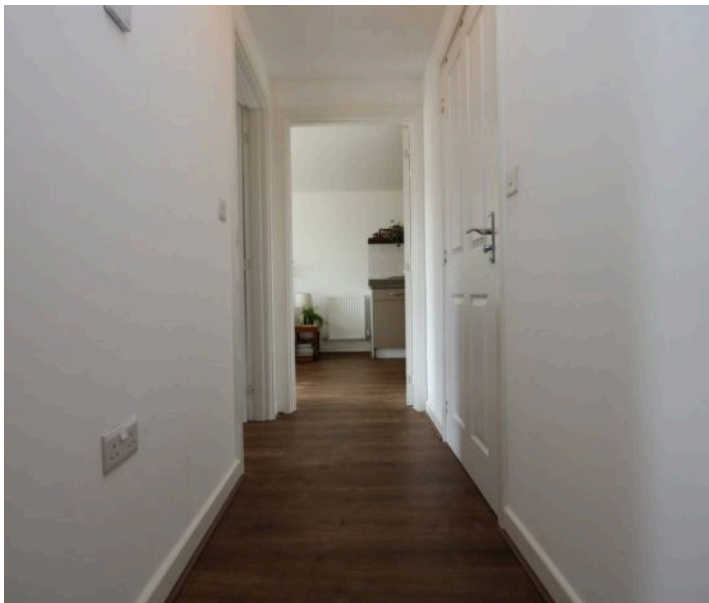
18' 6" x 10' 2" (5.65m x 3.10m)

Wood effect flooring, smooth walls and a smooth ceiling. The living area has a radiator, double-opening French doors giving access to a Juliet balcony with water views and a door giving access to a cupboard housing the combi boiler. The kitchen comprises a good range of matching eye and base level units with complementing worktops. There is a stainless steel sink inset with a stainless steel mixer tap over top, under unit lighting and a tiled splash back. Integrated appliances include a electric double oven, a stainless steel four-ring gas hob, a stainless steel extractor hood and a washing machine. There is also space for a freestanding fridge/freezer.

### Bedroom One

9' 5" x 8' 8" (2.88m x 2.64m)

Wood effect flooring, smooth walls and a smooth ceiling. There is a floor to ceiling window and a door giving access to the en-suite shower room.







### **En-suite**

5' 3" x 5' 1" (1.61m x 1.55m)

Tiled flooring, half-height wall tiling with the remainder of the walls being smooth and a smooth ceiling. There is a three-piece white suite comprising a WC with a push button flush, a pedestal wash basin with a stainless steel mixer tap over top and a walk-in shower cubicle with a stainless steel thermostatic shower inset, full-height tiling within and a glass shower screen. There is also a radiator and an extractor.

### **Bedroom Two**

9' 5" x 8' 6" (2.87m x 2.59m)

Bedroom two has wood effect flooring, smooth walls and a smooth ceiling. There is a large floor to ceiling window and a radiator.

### **Family Bathroom**

8' 4" x 4' 11" (2.53m x 1.49m)

Vinyl flooring, half-height wall tiling with the remainder of the walls being smooth and a smooth ceiling. There is a three-piece white suite comprising a WC with a push button flush, a pedestal wash basin with a stainless steel mixer tap over top and a white bath with a stainless steel mixer tap overtop and full height tiling within. There is also a chrome towel rail and an extractor fan. Measurements have been taken into the recess where the WC is located.

### **Lease/Service Charges/Ground Rent**

There are 991 years remaining on the lease. There is £0 ground rent payable. A service charge of approx £1300 is payable annually to Remus Property Management.





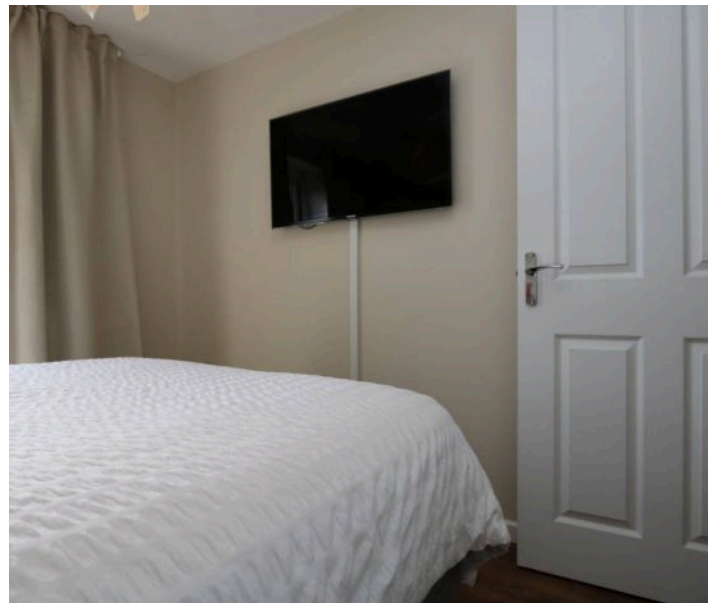
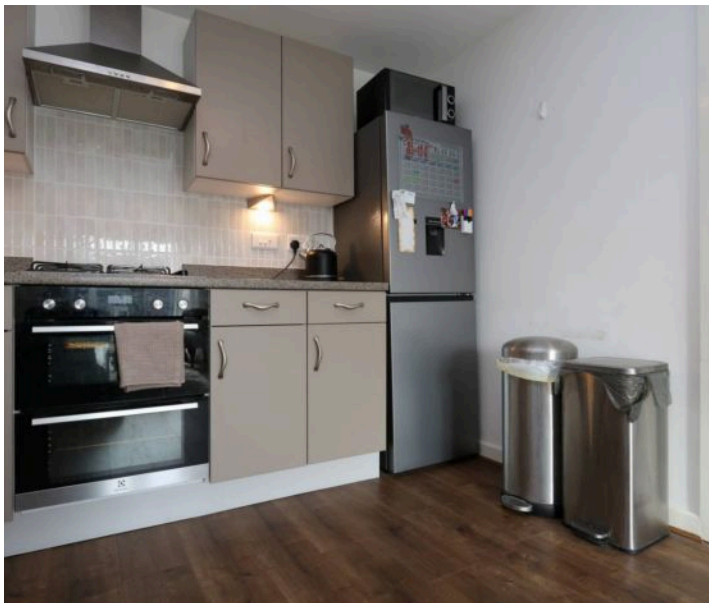
### Agent Note

Buyers are advised that mortgage lending for apartments above commercial units can vary by provider. Please consult your lender or contact our office for further information regarding financing for this property. The commercial units below the apartment are currently largely vacant. While the specific future use of these spaces is yet to be confirmed, they represent a great opportunity for new amenities to further enhance this popular waterfront location.

### Allocated parking

1 Parking Space

A numbered allocated parking space belonging to this property is located to the rear of the building.















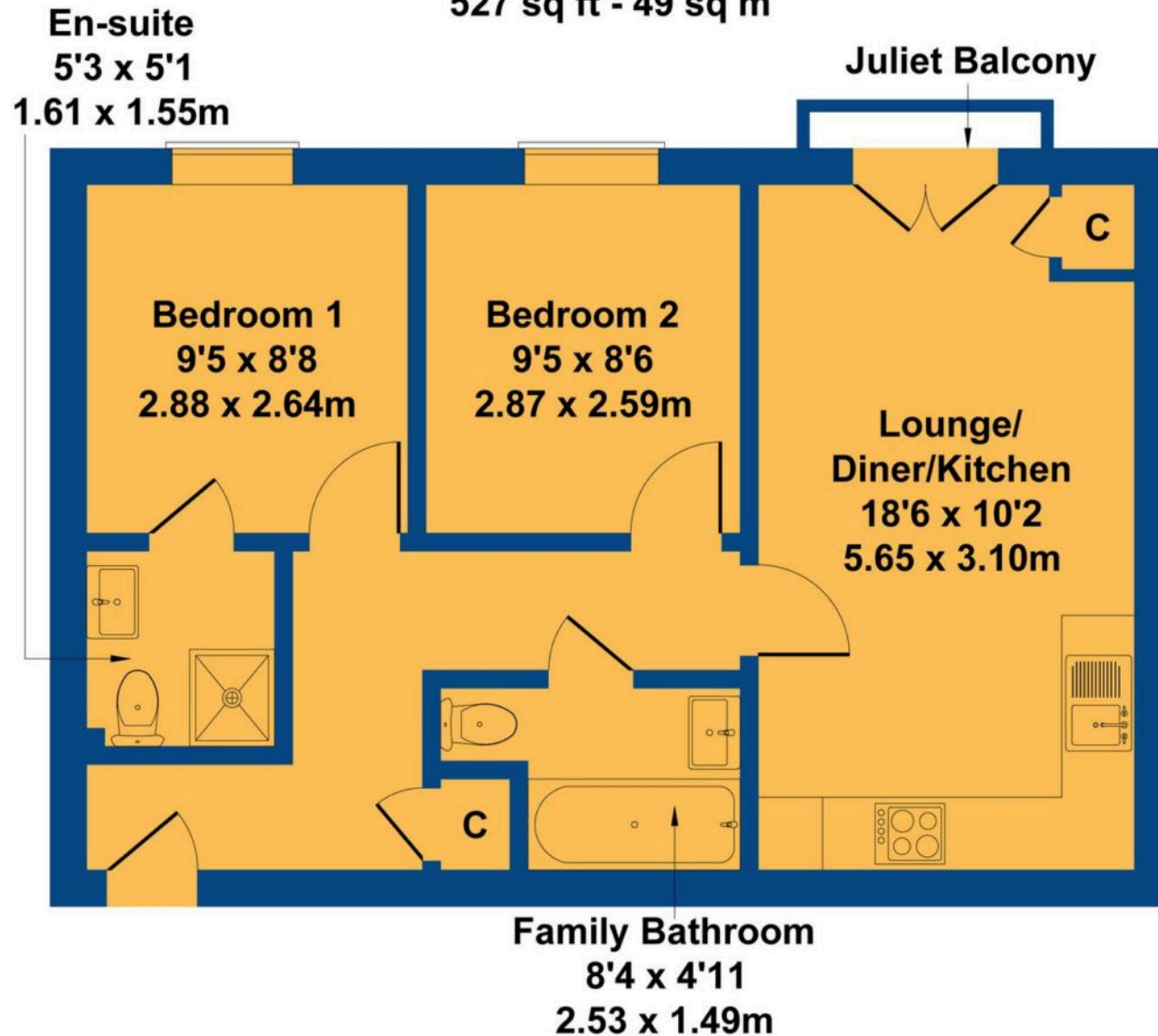
Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	

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



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Approximate Gross Internal Area  
527 sq ft - 49 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.





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