



NEPTUNE ROAD
BARRY
CF62 5BR

ASKING PRICE OF
£179,995



TOP FLOOR FLAT



2



2



2



1

Set on the desirable Barry waterfront, this exceptional top floor flat offers a stylish and modern living space with captivating water views. Impeccably maintained in excellent condition, the property boasts a private entrance, ensuring a sense of exclusivity and security.

Step inside to discover elegant porcelain tiled floors, complemented by venetian blinds that provide both privacy and a touch of sophistication. The spacious accommodation includes two generous double bedrooms. The principal bedroom benefits from its own en-suite, alongside a contemporary family bathroom designed for comfort and convenience.

Residents will appreciate the allocated parking space in a secure private car park—an invaluable asset in such a sought-after location.

SUMMARY

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Residents will appreciate the allocated parking space in a secure private car park—an invaluable asset in such a sought-after location. The property's top floor position not only offers enhanced privacy but also ensures water views and an abundance of natural light.

Perfectly positioned, this home is just a short stroll from the sandy beaches of Barry, ideal for relaxing weekends or evening walks. The vibrant local community boasts an array of shops and the popular Goodsheds destination, where you'll find a unique blend of eateries, independent retailers, and social spaces right on your doorstep.

COMMUNAL ENTRANCE

Communal entrance hallway with doors to ground floor apartments and stairs to all floors.

LOCATION

This desirable flat is set in the sought after waterfront location in Barry providing easy access to shops, goodsheds, Barry Island beach and good public transport links.

TENURE: LEASEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 517 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALLWAY

Security entrance phone. Radiator. Porcelain tiles. Doors to all rooms including storage cupboard.

BATHROOM

Porcelain tiles continued. Suit to comprise closed cistern W.C, wash hand basin and panelled bath. Radiator.

BEDROOM ONE

11' 10" x 8' 04" (3.61m x 2.54m)

First double bedroom. Fitted carpet. Double glazed window to side with water views. Radiator. Through to:

ENSUITE

Porcelain tiles. With suite to comprise closed cistern W.C, wash hand basin, shower enclosure with shower in situ. Radiator.

BEDROOM TWO

11' 03" x 8' 09" (3.43m x 2.67m)

Second double bedroom. Fitted carpet. Double glazed window to rear. Radiator.

KITCHEN/LOUNGE/DINER

19' 04" x 9' 07" (5.89m x 2.92m)

Porcelain tiles throughout. Open plan lounge/dining area. Fitted kitchen to comprise of fitted base and wall units with rolled edge laminated work surfaces incorporating stainless steel sink and drainer with mixer taps over. Four ring burner gas hob with electric oven and extractor fan over. Fridge freezer and washing/dryer machine. Double glazed window to rear. French doors providing access to the private balcony. Radiator.

OUTSIDE

Allocated parking area.

Private walk out balcony.

LEASE DETAILS

991 years remaining on the lease.

Service charge (PA) - £1,566.00

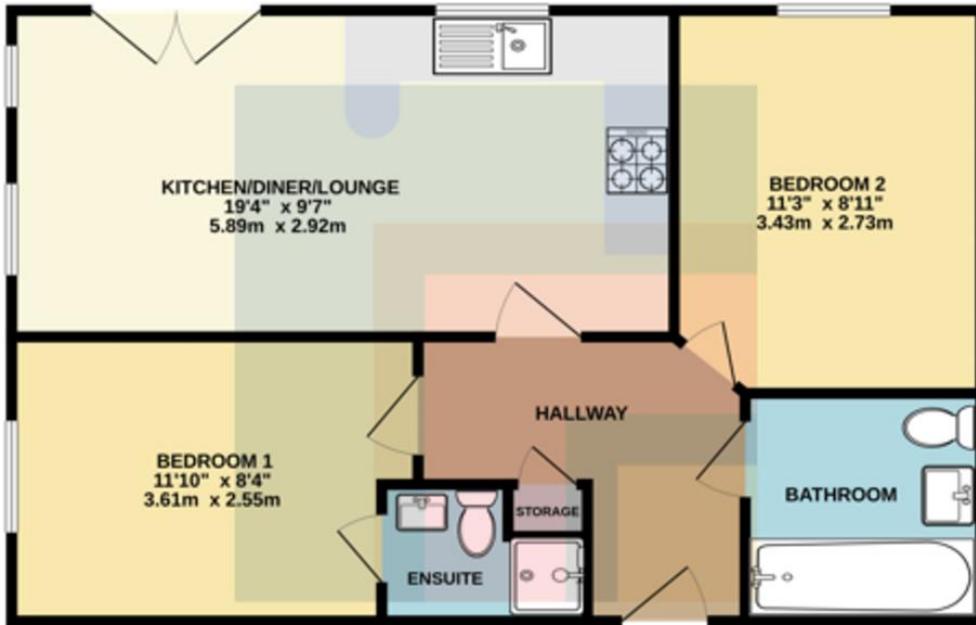


NEPTUNE ROAD, BARRY CF62 5BR



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GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(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	

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