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## 4 Park Road, Barry CF62 6NU Offers In Excess Of £125,000 Leasehold

1 BEDS | 1 BATH | 1 RECEPT | EPC RATING D

Situated on the charming Park Road in Barry, this delightful first floor apartment offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a cosy retreat. The flat features a welcoming reception room, providing a lovely space for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and style. One of the standout features of this property is the availability of parking for one vehicle, a valuable asset in this bustling area.

Living on Park Road means you are just a stone's throw away from public beaches, local amenities, including shops, cafes, and parks, making it an excellent choice for those who appreciate a vibrant community atmosphere. The flat is well-connected to public transport, allowing for easy access to nearby attractions and the stunning coastline that Barry is known for.

This property presents a wonderful opportunity for anyone looking to enjoy the charm of Barry in a comfortable and convenient setting. Whether you are a first-time buyer or seeking a rental investment, this flat is certainly worth considering.

AGENTS NOTE: Leasehold with 987 years remaining. Annual service charge £1,321.66.



## FRONT

A shared drive rising to the property. A front lawn with mature shrubbery surrounding.

## COMMUNAL ENTRANCE

The property is accessed via a communal entrance with an intercom entry system and stairs leading to the first floor.

## Hallway

8'9 x 4'3 (2.67m x 1.30m)

The entrance hallway features a textured ceiling, plastered walls, and loft access. It has fitted carpet flooring and provides access to the bedroom, living room, and family bathroom through wooden doors. A wall-mounted intercom entry system is also present.

## Living & Kitchen

21'5 x 11'0 (6.53m x 3.35m)

This open-plan space has a textured ceiling with coving, plastered walls, and fitted carpet flooring in the living area. It includes a wall-mounted electric heater and a UPVC double-glazed box window that overlooks the rear car park. The area opens into the kitchen, which is equipped with eye-level and base units, laminate work surfaces, and vinyl tile-effect flooring. Integrated appliances include an electric oven and an electric hob with a wall-mounted extractor fan and a stainless steel splashback. There is also a stainless steel sink with a mixer tap and drainer board, surrounded by splashback tiles and wood panelling. The kitchen has plumbing for a washing machine, space for a fridge-freezer, and a new UPVC double-glazed window overlooking the front aspect.

## Bedroom

13'1 x 8'8 (3.99m x 2.64m)

The bedroom contains a textured ceiling, plastered walls, and fitted carpet flooring. It features a UPVC double-glazed window overlooking the rear car park, a fitted wardrobe with sliding mirror doors, and a wall-mounted electric heater.

## Shower Room

Textured ceiling, plastered walls, and vinyl wood-effect flooring. A UPVC double-glazed obscure glass window overlooks the front aspect. It also includes a storage cupboard housing the hot water tank. The shower room is comprised of a double walk-in shower cubicle with a glass screen, aqua panelling, and an electric shower. It also includes a vanity wash hand basin and toilet with storage and a mixer tap, along with an electric heater.

## REAR

A car park with one allocated parking space, along with a refuse bin storage area and clothes drying facilities.

## COUNCIL TAX

Council tax band C.

## 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.

## PHOTOGRAPH DISCLAIMER

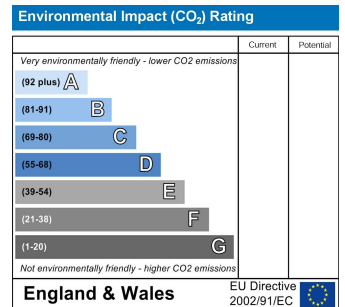
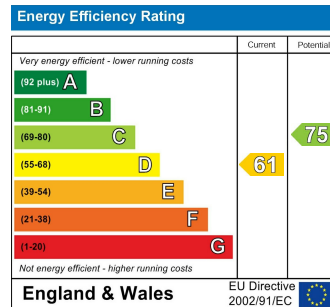
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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.



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