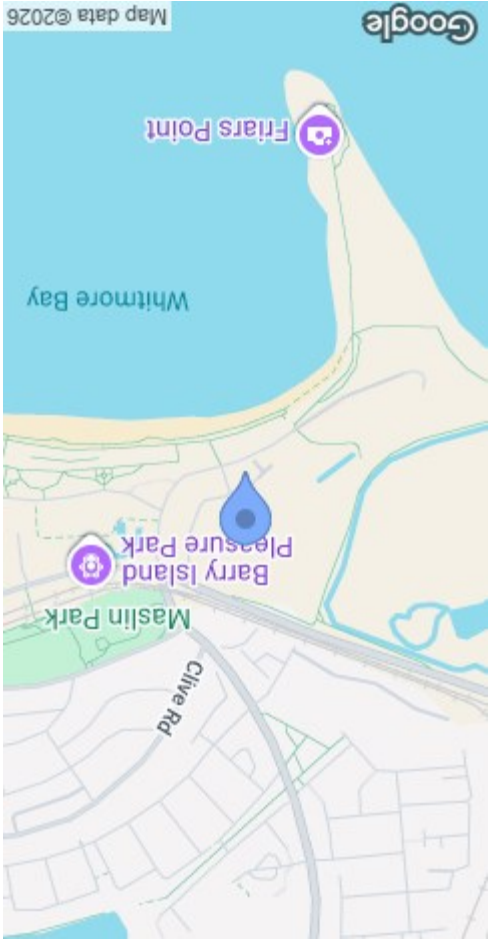


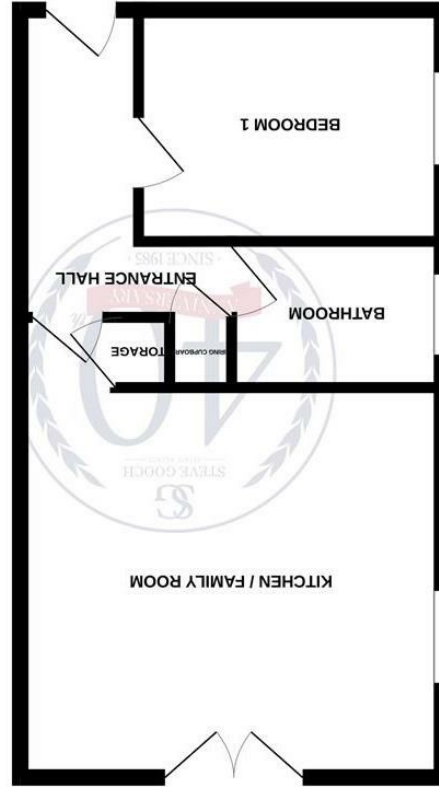


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

England & Wales		England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating	Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G



TOTAL FLOOR AREA: 414 sq.ft. (38.4 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Measure 32020



GROUND FLOOR
 414 sq.ft. (38.4 sq.m.) approx.



Apartment 8 11 Paget Road
 Barry Island CF62 5TQ

£145,000

VERY WELL PRESENTED ONE BEDROOM, SECOND FLOOR APARTMENT with SPACIOUS OPEN PLAN KITCHEN / LIVING / DINING ROOM with FLOOR TO CEILING GLASS, situated within a STONE'S THROW OF THE SEA FRONT and being ON THE EDGE OF the TOWN CENTRE, ALLOCATED PARKING, IDEAL FOR FIRST TIME BUYER OR INVESTORS ALIKE, all being offered with NO ONWARD CHAIN.

Barry, a vibrant coastal town in the Vale of Glamorgan, is well known for its beaches and the Barry Island Pleasure Park. The town provides an array of local shops, major supermarkets, a leisure centre, and a wide selection of primary and secondary schools. Barry is exceptionally well-connected and has multiple railway stations (including Barry Island and Barry Docks) which offer frequent, direct services into Cardiff city centre. There are great road links via the A4055 and A4231 which ensures swift access to the A4232 (Cardiff Link Road) and M4 motorway (Junction 33), with Cardiff Airport also nearby.



Entrance via part glazed door into:

COMMUNAL ENTRANCE HALL

STAIRS LEAD TO SECOND FLOOR LANDING: DOOR INTO:

ENTRANCE HALL

Door to airing cupboard with hot water tank and shelving, side aspect frosted double glazed window.

KITCHEN / FAMILY / LIVING AREA

16'7 x 13'7 (5.05m x 4.14m)

The kitchen has a range of base, wall and drawer mounted units, one and a half bowl single drainer sink unit with mixer tap over, built-in oven, built-in washing machine, built-in fridge / freezer, space for large sitting area and dining table, spotlights, door giving access to a good sized storage cupboard, side aspect aluminium double glazed window. Rear aspect double glazed double doors with floor to ceiling glass overlooking the surrounding area to include the bowls club, local cricket / football pitch and Barry Island town.

BEDROOM 1

10'1 x 9'7 (3.07m x 2.92m)

Electric heater, television point, side aspect double glazed window.

BATHROOM

6'8 x 6'3 (2.03m x 1.91m)

White suite comprising panelled bath with shower head over, low-level WC, wall mounted wash hand basin with tiled splashback, wall mounted electric heater, extractor fan, partly tiled walls.

OUTSIDE

To the rear, gated entrance leads to a private parking area with an allocated space for one vehicle. A personal door gives access in to the rear of the building.

SERVICES

Mains electricity, water and drainage. Electric heating.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

Welsh Water.

COUNCIL TAX

Council Tax Band - B
Vale of Glamorgan Civic Offices, Holton Road, Barry CF63 4RU.

TENURE

Leasehold - 125 years from 1st January 2006. 104 years remaining.

AGENT'S NOTE

Ground rent - £50 per annum.
Service charge - £592.36 payable each quarter.
Please note all the furniture is included with the sale of the property.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the sea front at Barry, take the road opposite past Marco's cafe / ice cream parlour. Follow the road around to the left and take the first left hand entrance into the parking area at the rear of the property. The entrance to the apartments will be found at the rear of the building.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

