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## Gladstone Gardens Court Buttrills Road, Barry CF62 8DD

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING C

Welcome to this charming first-floor apartment located on Buttrills Road in the delightful town of Barry. This well-appointed property features two comfortable bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat. The apartment boasts a spacious reception room, perfect for relaxing or entertaining guests, and a well-equipped bathroom that caters to your everyday needs.

One of the standout features of this apartment is the convenience of parking for one vehicle, a valuable asset in this bustling area. The location offers easy access to local amenities, including shops, parks, and transport links, ensuring that you are well-connected to the wider community.

This property presents a wonderful opportunity for those looking to enjoy the vibrant lifestyle that Barry has to offer, with its stunning coastline and rich cultural heritage. Whether you are a first-time buyer or seeking a rental investment, this apartment is sure to impress with its blend of comfort and practicality. Do not miss the chance to make this lovely space your new home.

AGENTS NOTE: Leasehold property with 156 years remaining on lease. Charges of approx. £90 p.m. are payable to cover maintenance, and ground rent.



## FRONT

Well maintained front gardens and pathway leading to Communal telecom entry system, communal entrance stairs leading to the first floor apartment. Secure residential car parking with allocated parking and bin storage to the side aspect.

## Entrance Hallway

14'3 x 3'2 (4.34m x 0.97m)

Textured ceiling with coving. Plastered walls. Fitted carpet flooring. Wall mounted radiator. Intercom entry system. Doors to bedrooms, family bathroom, kitchen and living room.

## Living Room

14'3 x 13'8 (4.34m x 4.17m)

Textured ceiling with coving. Plastered walls. Fitted carpet flooring. UPVC patio doors opening to an enclosed balcony with views across communal gardens and gladstone gardens.

## Kitchen

13'6 x 8'10 (4.11m x 2.69m)

Textured ceiling with coving. Decorative papered walls with part ceramic tiles surrounding. Tiled effect flooring. Storage cupboard housing a combination boiler. UPVC double glazed window overlooking communal gardens and gladstone gardens. Kitchen comprises of wall units, base units and worksurfaces over. Stainless steel sink with mixer tap. Space for all appliances. Wall mounted extractor fan. Radiator.

## Family Bathroom

9'3 x 5'5 (2.82m x 1.65m)

Textured ceiling with coving. Ceramic tiled walls. Laminate flooring. UPVC double glazed window to the side elevation. Bath with twin taps and shower over. Vanity wash hand basin with storage under. Close coupled toilet. Radiator. Shaver points.

## Master Bedroom

12'3 x 10'7 (3.73m x 3.23m)

Textured ceiling with coving. Plastered walls. Fitted carpet flooring. Radiator. Fitted wardrobes with mirrored sliding doors. UPVC double glazed window to the front.

## Bedroom Two

12'3 x 8'9 (3.73m x 2.67m)

Textured ceiling with coving. Decorative papered walls. Fitted carpet flooring. Radiator. UPVC double glazed window to the front.

## REAR

Landscaped communal gardens with mature shrubbery and a selection of rotary lines.

## 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.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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.

