





Apartment 12

Ymca Lofts Woodlands Road, Barry

Refurbished one bedroom mezzanine apartment in town centre with open-plan living, modern kitchen, en-suite, secure entry and allocated parking. No onward chain. Ideal for first time buyers or investors alike!

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- NO ONWARD CHAIN
- TOWN CENTRE LOCATION CLOSE TO LOCAL AMENITIES
- ONE BEDROOM SECOND FLOOR APARTMENT
- REFURBISHED THROUGHOUT
- MEZZANINE BEDROOM WITH AN EN-SUITE BATHROOM
- SECURE ENTRY AND INTERCOM SYSTEM
- ALLOCATED PARKING SPACE TO THE REAR OF THE BUILDING
- EPC TBC





Entrance Hallway

Entrance into the property via a wooden fire door into an initial hallway. The hallway is carpeted with smooth walls and a smooth ceiling. There is a wall-mounted intercom system and a further wooden fire door leading through into the open plan lounge/diner/kitchen.

Lounge/Diner/Kitchen

21' 2" x 16' 3" (6.45m x 4.95m)

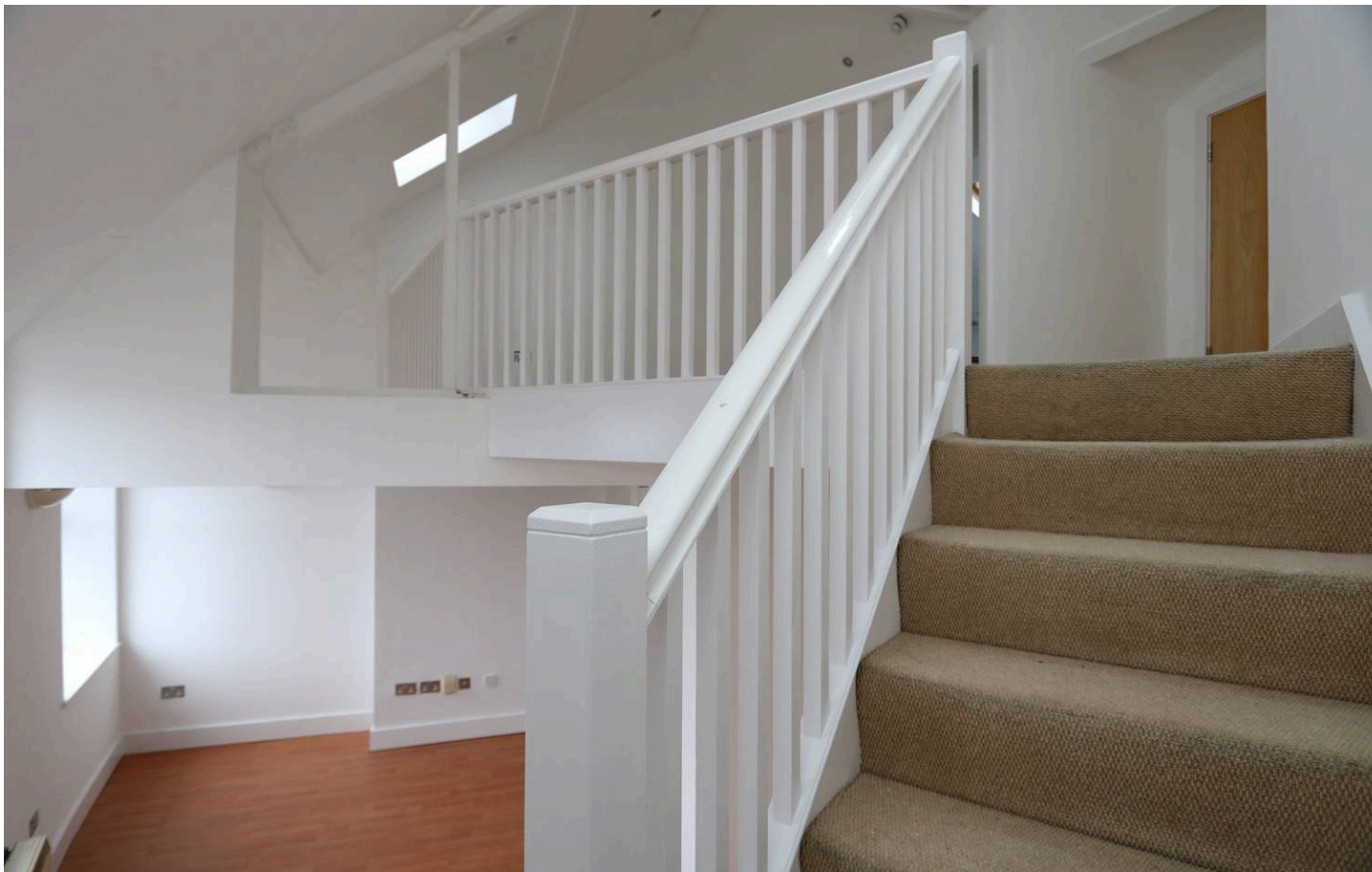
Measurements have been taken at the longest and widest points. The lounge/diner/kitchen has wood effect flooring, smooth walls and a smooth ceiling. There are three front aspect windows. There is a wall-mounted electric heater, a carpeted staircase leading up to the mezzanine bedroom and a fitted kitchen. The kitchen comprises a range of white and grey eye and base level units with wood effect work tops. There is a stainless steel one and a half bowled sink inset with a stainless steel mixer tap ovetop and a tiled splashback. Integrated appliances include a single electric oven, a four ring gas hob, an extractor hood and a fridge/freezer. There is also space and plumbing for a washing machine.

Mezzanine Bedroom

14' 8" x 10' 2" (4.47m x 3.11m)

The bedroom is carpeted with smooth walls and a smooth ceiling with spotlights. There is a wall-mounted electric heater, a door giving access to the bathroom and a door giving access to a storage cupboard. There are also two skylights.





Bathroom

9' 0" x 6' 0" (2.74m x 1.83m)

The bathroom has grey wood effect flooring, smooth walls and a smooth ceiling. There is a three piece white suite comprising a close-coupled WC, a wall-mounted wash basin with a stainless steel mixer tap ovetop and a bath with a stainless steel mixer tap and a glass shower screen. There is full-height tiling within the bath/shower, an extractor fan, a shaver point and a skylight.

Lease/Service Charges/Ground Rent

There are 104 years remaining on the lease. A service charge/maintenance fee of £120 per month is payable to Absolute Property Management Solutions Ltd. There is no ground rent payable.





ALLOCATED PARKING

1 Parking Space

Allocated parking to the rear of the building.





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