





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 overtop 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 overtop 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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HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.