



11 Heol Finch, Barry CF62 5BW Offers In Excess Of £145,000 Leasehold

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

Positioned in the sought-after Quays Development near Barry Waterfront, this charming ground floor flat offers a delightful living experience. With two spacious double bedrooms, this purpose-built apartment is perfect for individuals seeking comfort and convenience.

Upon entering, you are welcomed by a communal entrance equipped with a security intercom system, ensuring peace of mind. The entrance hallway leads you into a generous living, dining, and kitchen area, ideal for both relaxation and entertaining. The family bathroom is well-appointed, serving the needs of the household with ease.

The master bedroom and the additional double bedroom provide ample space for rest and privacy. This property is further enhanced by modern amenities, including gas central heating and UPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Residents will appreciate the allocated parking space, along with additional visitors' parking, making it convenient for guests. For those who enjoy cycling, there is dedicated bike storage, and a refuse area is also available for added convenience.

With approximately 120 years remaining on the leasehold, and a service charge of approx. £110 per month alongside an annual ground rent of approx. £250, this flat represents an excellent opportunity in a vibrant location. The direct access to Barry Island allows for easy enjoyment of the stunning beaches, scenic coastal walks, and nearby train stations, making this property a perfect choice for those who appreciate both leisure and accessibility. Don't miss the chance to make this lovely flat your new home.



FRONT

Planted established shrubbery.

Communal Entrance

Security intercom, hallway to apartment.

Entrance Hallway

3'07 x 8'08 x 13'00 (1.09m x 2.64m x 3.96m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Wood panelled doors leading to the living/kitchen, bedrooms one and two and the family bathroom. Access to storage. Wood framed door leading through to communal entrance hallway.

Kitchen / Living Room

12'1 x 19'5 (3.68m x 5.92m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed windows to the front and side elevations. A Modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Integrated induction hob. Integrated oven. Stainless steel cooker hood. Space for fridge / freezer. Integrated washing machine. Breakfast bar area. Open plan area for living room.

Bedroom One

8'07 x 12'06 (2.62m x 3.81m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Access to built in wardrobes. Wood panelled door leading to the entrance hallway.

Bedroom Two

8'05 x 11'00 (2.57m x 3.35m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the side elevation. Wood framed door leading through to the entrance hallway.

Bathroom

5'00 x 9'00 (1.52m x 2.74m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Ceramic tiled splash backs. Porcelain tiled flooring. Wall mounted radiator. Bath with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Wood framed door through to the entrance hallway.

REAR

Bike storage, Allocated parking, Refuse area. Access to communal entrance.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	83
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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