



## 11 Llwyn David, Barry CF62 5AR £149,999 Leasehold

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

Nestled in the charming area of Llwyn David, Barry, this delightful first floor flat offers a perfect blend of comfort and convenience. With its prime location, residents will find themselves just a short stroll away from the picturesque Barry waterfront and the popular attractions of Barry Island. The surrounding area boasts a variety of shops, local transport links, and schools, making it an ideal choice for families and professionals alike.

The flat features two spacious double bedrooms, providing ample space for relaxation and rest. The living / dining room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings at home. The fitted kitchen is practical and functional, allowing for easy meal preparation. The bathroom, along with all other rooms, is easily accessible from the hallway, ensuring a well-thought-out layout.

Additional benefits of this property include allocated parking for two vehicles, which is a valuable asset. The flat is equipped with UPVC double glazing storage heaters throughout, ensuring warmth and comfort during the colder months.

This property presents an excellent opportunity for those seeking a well-located home in Barry. With its proximity to local amenities, it is sure to attract interest from a variety of potential buyers. Do not miss the chance to make this property your new home.

Leasehold property with 970yrs remaining approx. and an annual service charge of £1,720 inc building insurance approx.. and ground rent of £61.00 every 6 month approx.





## FRONT

Allocated parking with tandem drive with parking for two vehicles. Side access to rear communal garden.

## Communal Entrance

Security intercom entry door. Stairs ascending to the first floor. Entry to entrance hallway.

## Entrance Hallway

6'07 x 12'04 (2.01m x 3.76m)

Textured ceilings, smoothly plastered walls. Fitted carpet flooring. Wall mounted electric heater. Wood panelled doors leading to living / dining room. Kitchen, bedrooms one and two. A further wood panel door leading to the bathroom. Front door leading through to the communal entrance.

## Living / Dining Room

10'09 x 17'05 (3.28m x 5.31m)

Smoothly plastered ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted electric heater. UPVC double glazed window to the front elevation. UPVC double glazed French door to front elevation with Juliet balcony. Wood panelled door leading to the entrance hallway.

## Kitchen

8'00 x 10'06 (2.44m x 3.20m)

Textured ceiling with vent extractor, smoothly plastered walls. Ceramic tiled splashbacks. Ceramic tiled flooring. UPVC double glazed window with obscured glass to the side elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated induction hob. Integrated oven. Stainless steel sink. Space for washing machine, space for dishwasher, space for fridge / freezer. Wood panelled door leading through to the entrance hallway.

## Bedroom One

10'06 x 11'02 (3.20m x 3.40m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. UPVC double glazed window to the rear elevation. Wood panelled door leading through to the entrance hallway.

## Bedroom Two

9'01 x 10'10 (2.77m x 3.30m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted electric heater. UPVC double glazed window to the rear elevation. Access to storage. Wood panelled door leading to the entrance hallway.

## Bathroom

6'09 x 8'03 (2.06m x 2.51m)

Textured ceiling with vent extractor, smoothly plastered walls. Ceramic tiled flooring. Porcelain tiled splashbacks. Bath with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading through to the entrance hallway.

## REAR

Rear communal garden, laid to lawn. Planted established shrubbery surrounding. Feather edged fencing. Side access to front.

## 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 |         |           |
|                                             | 73      | 81        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |



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