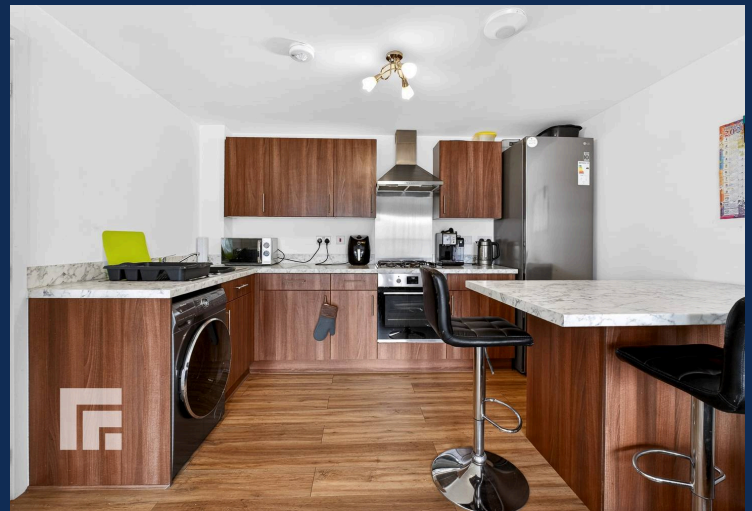
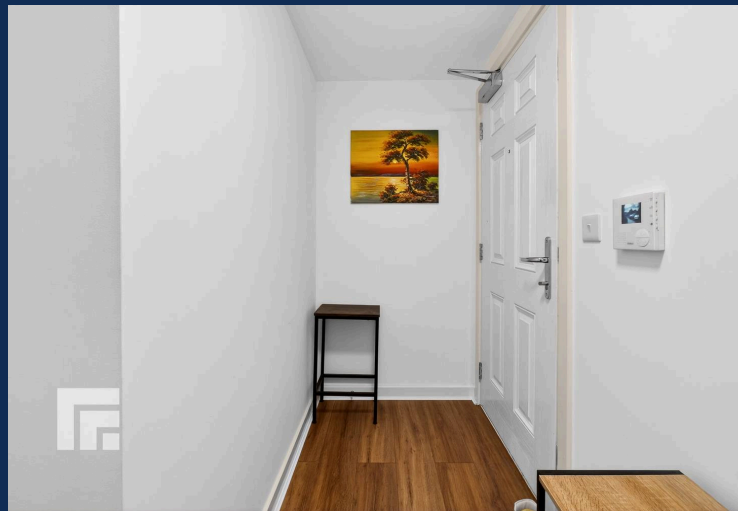
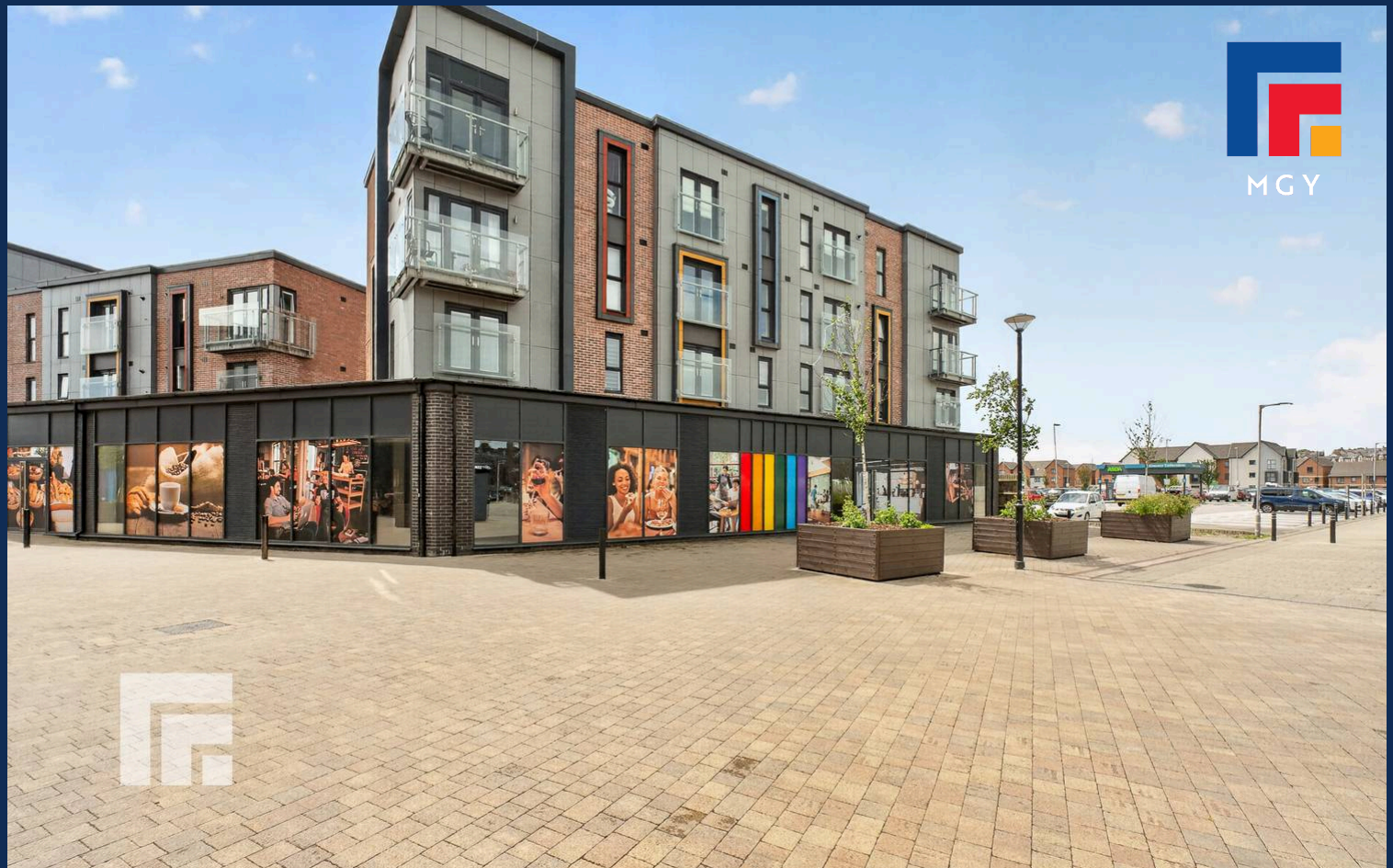




Clos Y Rheilffordd, Barry

£190,000 Leasehold

Spacious two bedroom waterfront flat with open plan living, modern kitchen, double bedrooms, stylish bathroom, and scenic views. Close to amenities, transport, and coastal walks.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Communal Entrance

Entered via security entrance system. Doors to ground floor apartments and stairs to all floors.

Entrance Hallway

Laminate flooring. Radiator. Doors to all rooms and storage cupboard.

Lounge/Kitchen

11' 11" x 21' 3" (3.62m x 6.47m)

Open plan kitchen/lounge with a fitted kitchen to comprise base and wall units with work surfaces incorporating sink and drainer and four burner gas hob and oven with extractor over. Recess and plumbing for appliance and space for fridge/freezer. Breakfast bar of the same finish to work surfaces. Open to the lounge with a double glazed window and french doors to the rear open to a Juliet balcony. Radiator. Storage cupboard housing gas combination central heating boiler.

Bedroom One

8' 8" x 11' 5" (2.63m x 3.48m)

Main double bedroom with double glazed window to the rear. Fitted carpet. Radiator. Door to En Suite.

En Suite

With suite to comprise closed cistern w.c, wash hand basin and glazed shower enclosure with shower in situ. Radiator. Vinyl flooring. Ceramic tile walls.

Bedroom Two

8' 8" x 11' 5" (2.63m x 3.48m)

Second double bedroom with double glazed window to the rear. Radiator. Fitted carpet.

Bathroom

With suite to comprise closed cistern, wash hand basin and panelled bath with over head shower. Vinyl flooring. Ceramic tile walls. Radiator.

Outside

One allocated parking space.

Communal Entrance

Entered via security entrance system. Doors to ground floor apartments and stairs to all floors.

Entrance Hallway

Laminate flooring. Radiator. Doors to all rooms and storage cupboard.

Lounge/Kitchen

11' 11" x 21' 3" (3.62m x 6.47m)

Open plan kitchen/lounge with a fitted kitchen to comprise base and wall units with work surfaces incorporating sink and drainer and four burner gas hob and oven with extractor over. Recess and plumbing for appliance and space for fridge/freezer. Breakfast bar of

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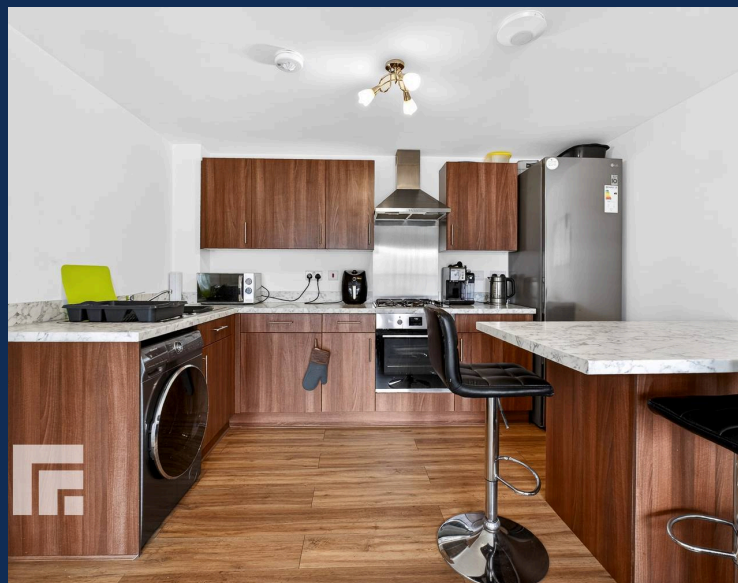
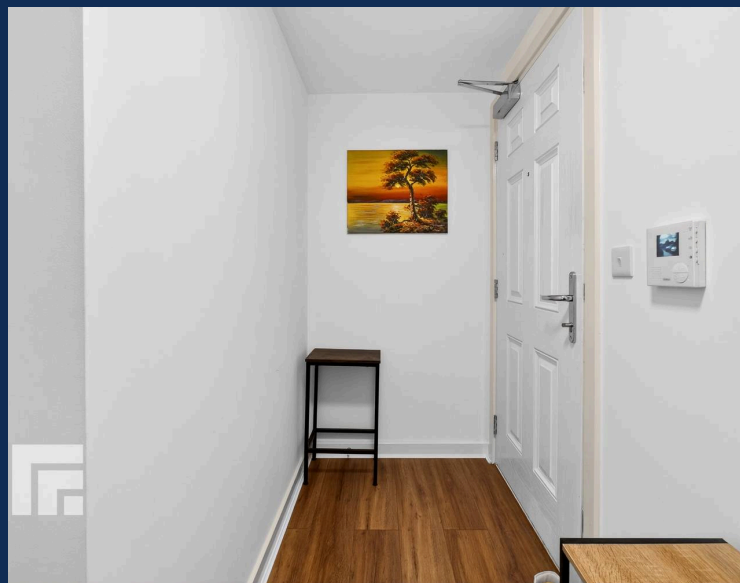
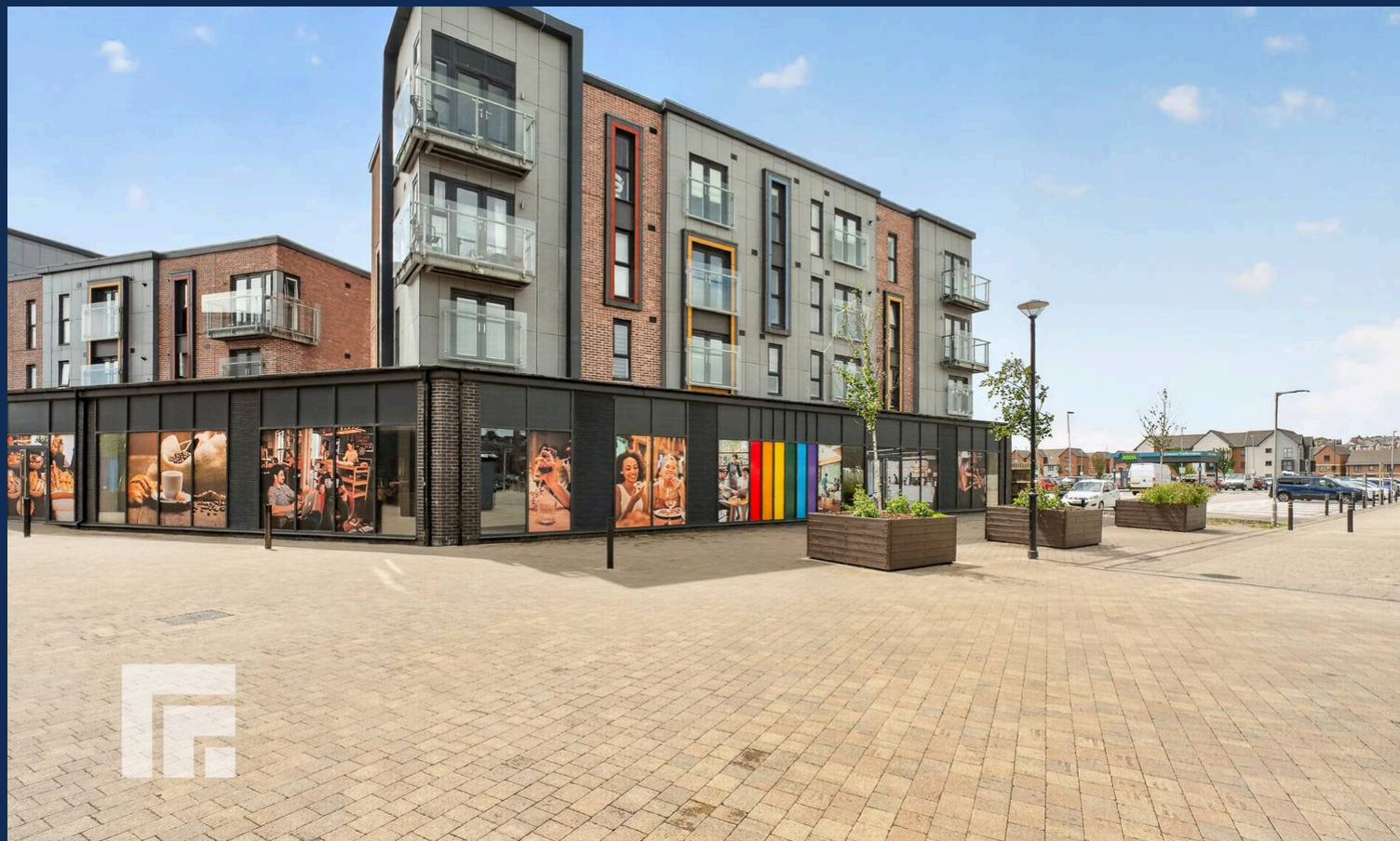
Bedroom Two

8' 8" x 11' 5" (2.63m x 3.48m)

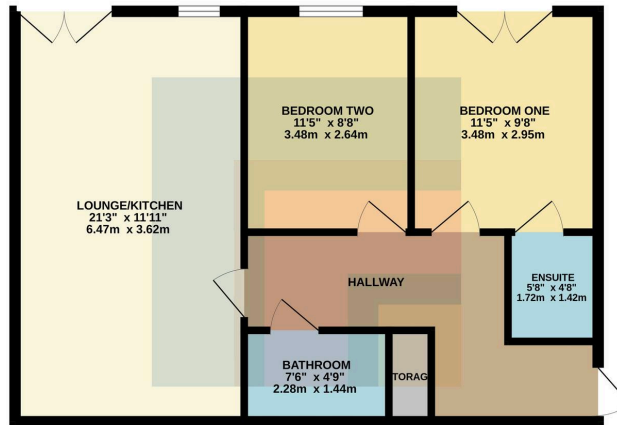
Second double bedroom with double glazed window to the rear. Radiator. Fitted carpet.

Bathroom

With suite to comprise closed cistern, wash hand basin and panelled bath with over head shower. Vinyl flooring. Ceramic tile walls. Radiator.



GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA - 641 sq.ft. (59.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The periods, options and obligations shown have not been tested and no guarantee as to their availability or efficiency can be given.
Date: 01/09/2020

BARRY 01446 744750

106 Broad Street, Barry, South Glamorgan, CF62
7AJ



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