



1 Broomcroft Court Road, Barry

Barry

£107,000





# 1 Broomcroft Court Road

Barry, Barry

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- TOP FLOOR APARTMENT
- IDEAL FOR FIRST TIME BUYERS
- OPEN PLAN LOUNGE/KITCHEN
- HOME OFFICE
- NEWLY FITTED FLOORING
- NEUTRAL DECOR THROUGHOUT
- VIEWING'S ADVISED
- NO ONGOING CHAIN
- CLOSE TO AMENITIES







### Office/Playroom

7' 7" x 7' 9" (2.31m x 2.36m)

Tile effect vinyl flooring. Flat plastered walls and ceiling. Neutral décor. Window to rear. Staircase rising to upper floor. With newly fitted caret and storage cupboard.

### Landing

Wooden tiled flooring. neutral décor. Loft hatch which is boarded and has a pull down ladder.

### Kitchen

9' 1" x 8' 4" (2.77m x 2.54m)

Eye level Velux window rear aspect. Ceramic tiled flooring. Tiled walls to splashback. A range of base units and eye level units with complimentary wooden worktops. Inset one and half bowl sink, built in electric oven & hob. Space for washing machine. Open planned into the lounge:

### Lounge Area

12' 7" x 10' 3" (3.84m x 3.12m)

Flat plastered walls and ceiling. Neutral décor, Newly fitted carpet. Glazed UPVC door giving access to fire escape. Radiator.

### Bedroom one

15' 4" x 13' 3" (4.67m x 4.04m)

Original stripped and varnished floor. Window front aspect. Radiator. Flat plastered walls and ceiling. Neutral décor.

### Bedroom Two

13' 1" x 10' 5" (3.99m x 3.18m)

Newly fitted carpet. window front aspect. Recess for storage into the eaves. Flat plastered walls and ceilings. Neutral décor. Radiator.

### Bathroom

6' 10" x 8' 4" (2.08m x 2.54m)

Vinyl flooring. Three piece suite comprising of low level W/C, pedestal wash hand basin and a panelled bath with shower head mixer tap. Obscure window rear aspect. Radiator.











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