



Flat 26, Howard Court Pontypridd Road, Barry

Barry

Guide Price £200,000



## Flat 26

Howard Court Pontypridd Road, Barry

Beautifully refurbished two-bed ground floor flat in exclusive West End block. Modern kitchen, spacious lounge, garage, close to shops, transport, parks, and beaches. Move-in ready. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- WESTEND LOCATION
- SITUATED IN A TWO STOREY BLOCK OF FOUR
- GROUND FLOOR
- RECENTLY REFURBISHED
- SHOWHOME PRESENTATION
- CLOSE TO ALL LOCAL AMENITIES
- A SHORT DISTANCE TO BEACHES AND PARKS
- SINGLE GARAGE





### Communal Hallway

Enter through a glazed door with glazed side panel. Tiled flooring. Staircase rising to upper floor.

### Hallway

Enter through a UPVC door. Wood effect flooring. Radiator. Neutral decor. Large built in storage cupboard. Doors into :-

### Lounge

12' 1" x 17' 1" (3.68m x 5.21m)

Wood effect flooring, Feature panelled wall. French doors with glazed side panels, opening to front garden. Radiator. Opening into :-

### Kitchen

9' 9" x 9' 7" (2.97m x 2.92m)

The kitchen has recently been replaced to a very high standard. A range of base and eye level units with complementing work surfaces. Inset single drainer sink with gold coloured mixer tap. Built in oven, microwave and hob with extractor fan over. Spaces for American fridge/freezer and washing machine. French doors with Perfect fit blinds opening to rear garden. Ceramic tiles to splashback. Modern tall graphite radiator. Wood effect flooring.

### Bedroom One

11' 7" x 10' 6" (3.53m x 3.20m)

Continuation of wood effect flooring. Neutral décor. Built in cupboard. Radiator. Window to front elevation.

### Bedroom Two

9' 9" x 7' 7" (2.97m x 2.31m)

Wood effect flooring. Radiator. Neutral décor. Acoustic boarding with concealed wardrobe. Window to rear elevation. Radiator.

### Bathroom

9' 10" x 6' 1" (3.00m x 1.85m)

A recently refurbished Bathroom. Ceramic tiled flooring. A three piece suite in white. Comprising of Close coupled WC, Wash hand basin resting on top of a vanity unit Matt black mixer tap over. A roll top bath with Matt black rain shower over and glass and matt



## GARDEN

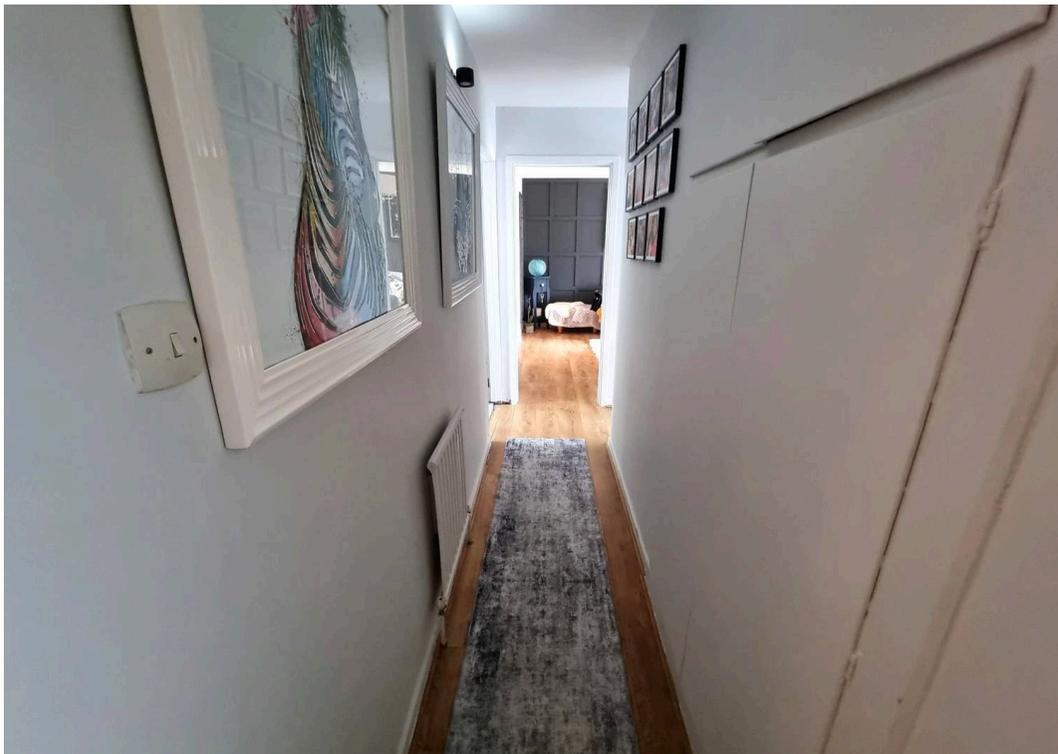
Communal gardens to both front and rear. Mainly laid to lawn. An abundance of mature shrubs.

## GARAGE

Single Garage

A single sized garage with up and over door. Ideal for parking a car or for using for extra storage.









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