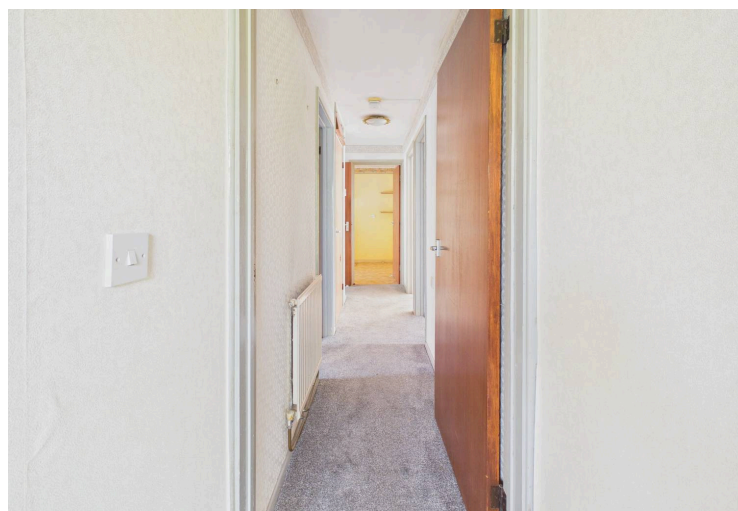




34 Vincent Close, Barry

£110,000 Leasehold

GROUND FLOOR TWO BEDROOM FLAT • NO ONWARD CHAIN • IN NEED OF REFURBISHMENT • SPACIOUS LOUNGE • FITTED KITCHEN • MODERN SHOWER ROOM • NEW BOILER • PRIVATE GARDEN AND STORAGE SHED • EPC C72



blackbear



This ground floor two bedroom flat presents an excellent opportunity for buyers seeking a property with significant potential, offered to the market with no onward chain. In need of refurbishment, the flat provides a blank canvas for those wishing to put their own stamp on a well-proportioned home. The spacious lounge is flooded with natural light, creating an inviting area for relaxing or entertaining guests. The fitted kitchen offers ample workspace and storage, and could easily be updated to suit modern tastes. Both bedrooms are of a generous proportion, with the layout providing flexibility for use as a guest room or home office. The modern shower room features contemporary fittings and a fresh, neutral décor, ensuring comfort and convenience from the outset. A new boiler has recently been installed, providing peace of mind regarding heating and hot water efficiency. Additional benefits include a private garden and storage shed (perfect for storing bicycles, tools or outdoor equipment), as well as off-road parking available on a first come, first served basis, with further on-street parking nearby for residents and visitors. The property's layout is practical and well thought out, with each room accessible from a central hallway, allowing for easy movement throughout the flat. Located in a popular residential area with access to local amenities, schools and transport links, this flat represents a fantastic investment for first-time buyers, downsizers or investors alike. Early viewing is highly recommended to appreciate the scope and potential this property has to offer.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



Tenure

There are 99 years remaining on the lease. Ground rent of £10 per year is payable to the Vale of Glamorgan Council. A service charge (covering building Insurance and management fees) of approx £135.39 per annum is also payable.





