



# 51 Orellana House

Cei Dafydd, Barry, CF63 4BH

Price £175,000

HARRIS & BIRT



Top-floor two-bedroom apartment ideally positioned along the waterfront, within close proximity to local amenities including shops and schooling. The property briefly comprises and is accessed via two flights of stairs leading to two double bedrooms, with master en-suite bathroom, along with a modern family bathroom. A spacious living room benefits from direct access to a balcony with fantastic sea views, complemented by a modern fitted kitchen/dining room. Further features include a private allocated undercroft car parking space.

The property is situated within the popular waterfront development and is just a short stroll from the popular beaches and Barry Island's many local amenities, including supermarkets, leisure facilities, schooling for all ages, restaurants, and the railway station. The property is also within walking distance of the Knap Gardens and lake, pebble beach, Watch Tower Bay, Romilly Park, and a variety of coffee shops and cafés. Excellent access to the main road network provides convenient commuting to major centres including Cardiff, Swansea, Bridgend, Llantrisant, and beyond.



## Accommodation

### Communal Entrance Hall

### Second Floor

Accessed via two flights of stairs to the entrance door.

### Hallway 12'4 x 11'0 (3.76m x 3.35m)

Communicating doors to all rooms. Wall mounted security entry phone. Electric heater. Cupboard housing boiler. Laminate flooring. Skimmed walls and ceiling. Pendant ceiling lights.

### Living Room 18'0 x 12'8 (5.49m x 3.86m)

Window to side elevation. Double opening french doors giving access to balcony with water views. Good sized light and airy main reception room with wall mounted electric heating. Carpeted flooring. Skimmed walls. Skimmed ceiling. Pendant ceiling lights.

### Kitchen/Dining Room 10'11 x 11'0 (3.33m x 3.35m)

Modern kitchen fitted with features to include: a range of matching wall and base units. 1.5 sink bowl and drainer with mixer tap. Integrated Electrolux oven. Induction four ring hob with cooker hood over and splashback. Space for fridge freezer. Integral washer dryer. Wood effect laminate flooring. Wall mounted heater. Window to front. Tiled upstands. Skimmed walls. Skimmed ceiling. Ceiling spotlights. Window overlooking the front.

### Family Bathroom 7'11 x 6'8 (2.41m x 2.03m)

Three piece suite in white comprising: panelled bath with handheld shower head and mixer tap. Low level dual flush W.C. Pedestal wash hand basin. Heated

towel rail. Tiled flooring. Part tiled walls. Further skimmed walls. Skimmed ceiling. Ceiling spotlights.

### Master Bedroom 14'9 x 12'8 (4.50m x 3.86m)

Excellent sized master bedroom. French doors to rear. Two sets of double fitted wardrobes. Wall mounted electric heater. Carpeted flooring. Skimmed walls. Skimmed ceiling. Pendant ceiling light. Door through to en suite.

### En-suite Bathroom 10'11 x 4'10 (3.33m x 1.47m)

Three-piece suite in white comprising: fully tiled shower cubicle with hand held shower and sliding glass door. Low level dual flush W.C. Pedestal wash hand basin with mixer tap. Modern heated towel rail. Vinyl flooring. Part tiled walls. Further skimmed walls. Skimmed ceiling. Ceiling spotlights. Extractor fan.

### Bedroom Two 9'3 x 13'5 (2.82m x 4.09m)

Another good sized double bedroom. Window to rear elevation and further floor to ceiling window to rear. Wall mounted electric heater. Carpeted flooring. Skimmed walls. Skimmed ceiling. Pendant ceiling light.

### Services & Tenure

Mains gas, electricity, water and drainage.

The property is sold on a leasehold basis with 976 years remaining on the lease. Service charge is circa £2194.86 per annum. The service charge is payable every six months in advance. Ground rent is circa £91.94 per annum.

### Parking

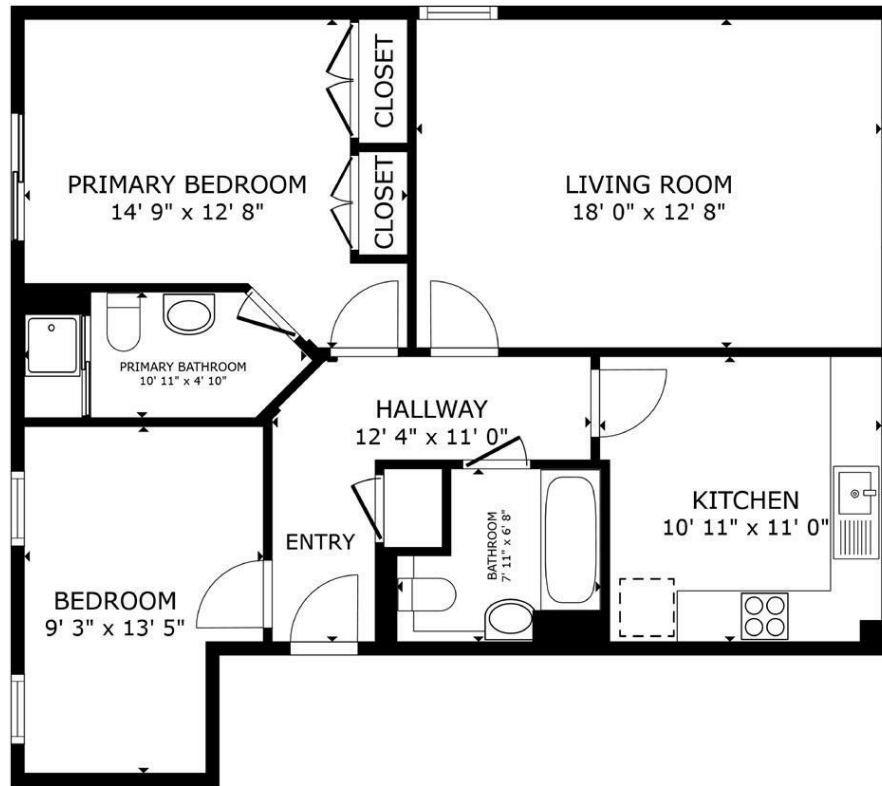
Private allocated car parking space undercroft.

### Directions

From our offices at 65 High Street, Cowbridge, take the main A48 road towards Cardiff and at the traffic lights between the villages of Bonvilston and St Nicholas turn right onto "Five Mile Lane". At the roundabout at the end of "Five Mile Lane" take the second exit onto Pontypridd Road. Turn left onto Romilly Road and follow the road to the end. Turn left onto Porthkerry Road and follow the road down onto Windsor Road. Turn left onto Broad Street, At the roundabout, take the third exit over Gladstone Bridge. At the next roundabout take the first exit onto Ffordd Y Mileniwm. Go straight over the next roundabout and when you reach the second roundabout take the third exit onto Y Rhodfa. Turn left, follow the road to the end and turn left again. The property will be on your right hand side.



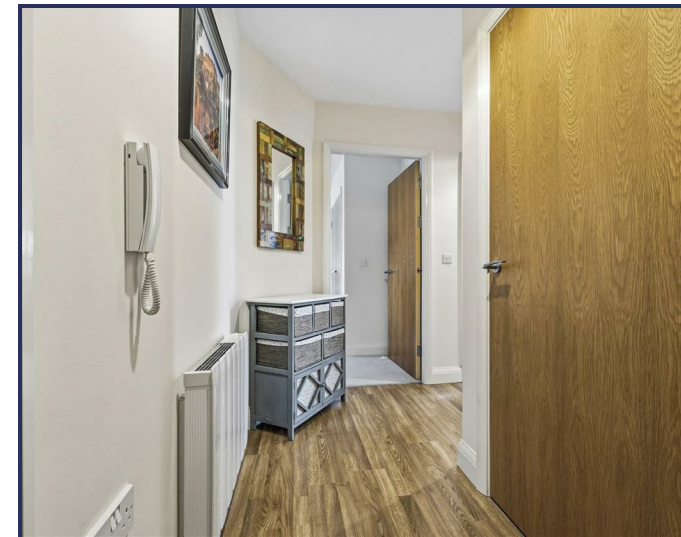




FLOOR PLAN

**HARRIS & BIRT**

GROSS INTERNAL AREA  
FLOOR PLAN 829 sq.ft.  
TOTAL : 829 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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