

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



Y RHODFA  
BARRY WATERFRONT





#### HALLWAY

With large walk-in storage cupboard and utility cupboard.

#### LIVING ROOM

3.73m x 5.16m (12'3 x 16'11)

#### BALCONY

A good size balcony having direct water views.

#### KITCHEN

3.94m x 2.13m (12'11 x 7'0)

#### BEDROOM 1

3.53m x 4.32m (11'7 x 14'2 )

#### EN-SUITE

2.13m x 1.68m (7'0 x 5'6)

#### BEDROOM 2

2.95m x 3.58m (9'8 x 11'9)

#### BATHROOM

2.18m x 2.13m (7'2 x 7'0)

#### OUTSIDE

Allocated parking space, plus visitors parking.

#### TENURE

Leasehold 125 years from 2001 - 102 years remaining at a ground rent of £82 per annum

#### SERVICE CHARGE

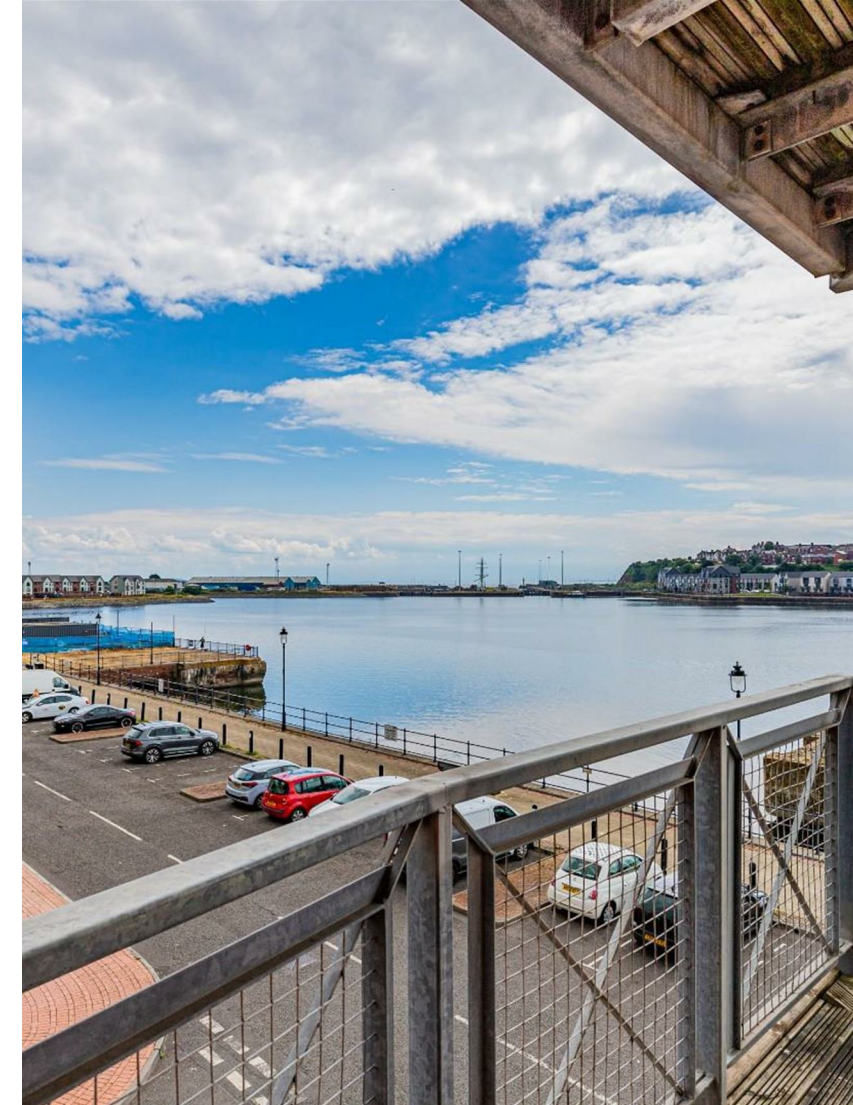
Currently £1830.16 per annum

#### COUNCIL TAX

Band E

#### UPRN

UPRN 64004432 <https://www.findmyaddress.co.uk/>







## Y RHODFA

BARRY WATERFRONT, CF63 4BE -  
£172,500

 2 Bedroom(s)  2 Bathroom(s)  sq ft

Enjoying direct water views. Jeffrey Ross are pleased to offer for sale this light and airy upper floor apartment. The property comprises of communal entrance hall, private inner hallway with walk-in storage cupboard and utility cupboard, open planned lounge dining room with large water facing balcony, fitted kitchen, two double bedrooms with En-suite to the principal bedroom and a family bathroom. Situated close to local amenities including, shops, school, doctors surgery and public transport offering easy access into Cardiff city centre. A short distance to Barry Island seaside resort with its beautiful golden sandy beaches. Viewing is recommended to fully appreciate. No ongoing chain.

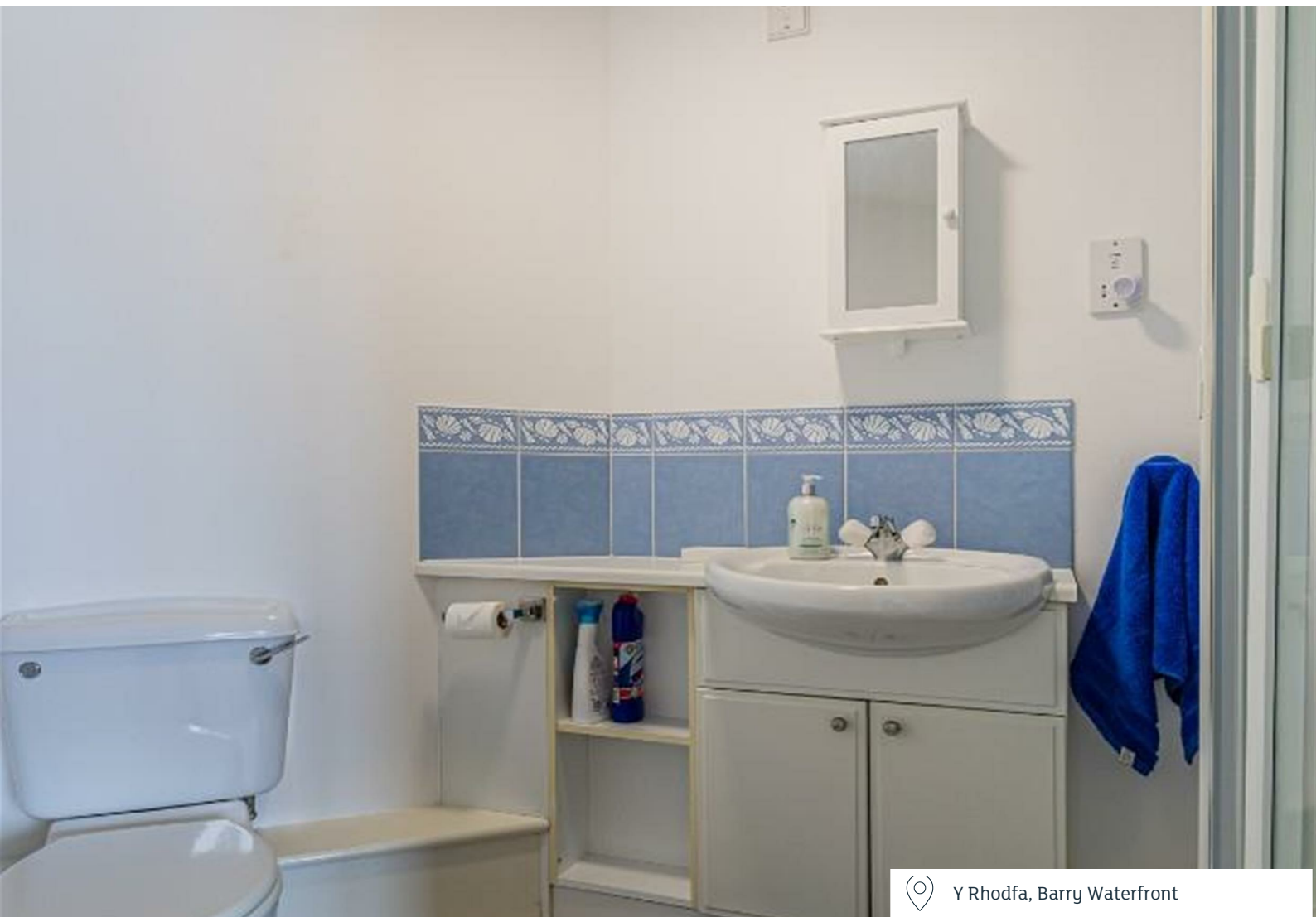
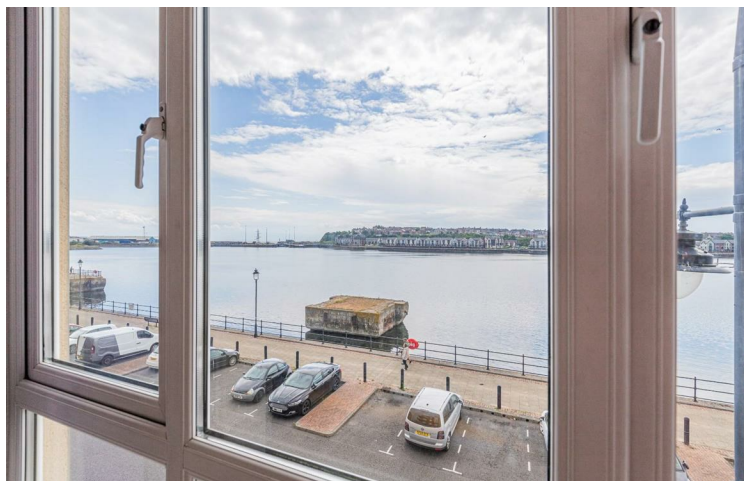


### PROPERTY SPECIALIST

Mr Jeff Hopkins  
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02920 499680  
Valuer







Y Rhodfa, Barry Waterfront



## Y Rhodfa, Barry, CRF

3rd Floor Apartment Interior Area 780.25 sq ft



0 3 6 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(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	