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CARDIFF VALE CAERPHILLY BRISTOL



# Barrians way

WESTEND



*A fantastic ground floor flat tucked away in a lovely, quiet cul-de-sac. Well presented throughout and offering comfortable living in a peaceful setting, this is a great opportunity for first-time buyers, downsizers or investors alike.*

Comments by Mrs Samantha Draisey




**Property Specialist**

Mrs Samantha Draisey

Branch manager

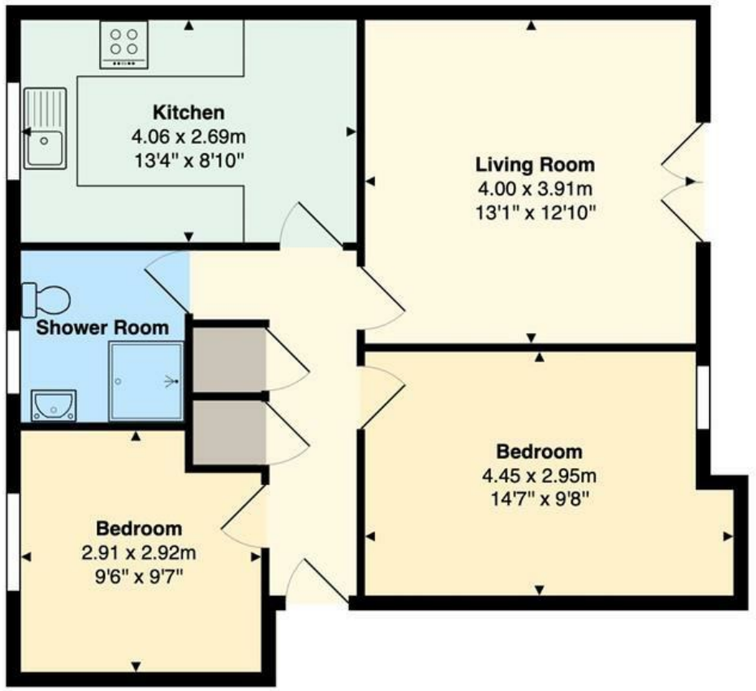
samantha@jeffreyrossandknights.co.uk


*This property has been a fantastic investment for us over the years and has served us very well. We have enjoyed owning it, but the time has now come for us to move on and pass it on to its next owner.*

Comments by the Homeowner



## Barrians Way, Barry, CF62 8JG




Total Area: 60.0 m² ... 646 ft²

All measurements are approximate and for display purposes only





# Barrians way

*Westend, Barry, CF62 8JG*

**Guide Price**

£160,000

2 Bedroom(s) | 1 Bathroom(s) | 656.60 sq ft



Contact our

*Knights Barry Branch*

01446 700222

Situated in a lovely quiet cul-de-sac on Barrians Way, Barry, this well-presented two-bedroom ground floor flat offers comfortable and convenient living.

The property features a spacious reception room, two well-proportioned bedrooms and a modern bathroom, along with access to well-maintained communal gardens providing a pleasant outdoor space to relax and enjoy. Further benefits include an allocated parking space.

Ideally positioned close to local amenities, transport links and everything Barry has to offer, this property would make an excellent home for a first-time buyer, couple or investor.

A fantastic opportunity to purchase a well-presented ground floor flat in a peaceful and desirable setting, complete with allocated parking – viewing is highly recommended.



**LIVING ROOM 13'01" x 12'10" (3.99m x 3.91m )**

**KITCHEN 13'04" x 8'10" (4.06m x 2.69m )**

**BEDROOM ONE 9'08" x 14'07" / 13'01" (2.95m x 4.45m / 3.99m )**

**BEDROOM TWO 9'05" / 7'11" x 9'03" / 5'08" (2.87m / 2.41m x 2.82m / 1.73m )**

**BATHROOM 6'09" x 6'06" (2.06m x 1.98m )**

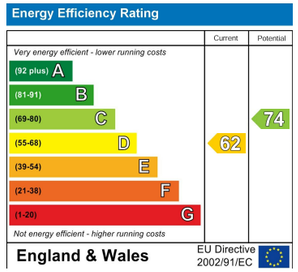
**TENURE**

We have been advised that the property is leasehold, with a 999-year lease and approximately 965 years remaining.
The lease was extended in 2022 it was on the basis of it being an extension to 999 years (from 1993) at a Peppercorn rent with no premium payable, i.e. there is no Ground Rent payable.








Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
62
74
England & Wales
EU Directive 2002/91/EC