

A scenic coastal view. In the foreground, a black dog walks on a grassy path. To the left, a paved path leads down to a sandy beach where a few people are walking. The beach meets a calm sea that stretches to a distant horizon under a sky filled with scattered clouds.

# MAES-Y-COED

## BARRY

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BARRY, CF62 6TA

GUIDE PRICE

£180,000 -

LEASEHOLD -  
SHARE OF  
FREEHOLD



1 Bed



1 Bath



486.00 sq ft

Located in the picturesque Maes-Y-Coed area of Barry, this delightful ground floor flat offers breathtaking sea views and a peaceful coastal lifestyle. The property features a bright reception room, a cosy bedroom, a well appointed kitchen, and a modern bathroom.

Enjoy the beach right on your doorstep, perfect for morning strolls, sea air, and relaxed coastal living. Whether you're starting your day with a coffee by the window or taking in the views from the living room, this home makes the most of its stunning setting.

Additional benefits include a garage, offering secure parking and valuable storage space, a rare bonus in this area.

Ideal as a first home, a peaceful retreat, or a buy-to-let opportunity. Viewing is highly recommended.

## COMMUNAL ENTRANCE

### FLAT ENTRANCE

Secure wooden door leading into;

### PORCH

7'07" x 4'04"

UPVC double glazed obscure window to the side elevation. Coving to ceiling. Wood effect flooring. Secure door leading into;

### HALLWAY

4'11" x 3'04"

Coving to ceiling. Smoke detector. Wood effect flooring. Doors off to all rooms.

### LIVING ROOM

17'03" x 10'06"

UPVC double glazed window and door to the rear elevation with unbeatable sea views and access to the communal gardens. Coving to ceiling. Wall lights. Radiator. Wood effect flooring. Door into;

### KITCHEN

10'06" x 7'01"

UPVC double glazed window to the side elevation. Coving to ceiling. Range of wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap over. Slot in cooker with four ring electric hob and extractor fan above. Integrated fridge/freezer and washing machine. Radiator. Wood effect flooring.

### BEDROOM

11'01" (12'11") x 8'10"

UPVC double glazed window to the rear elevation with views of the nearby beaches and beyond. Coving to ceiling. Range of fitted furniture including; wardrobes, over-bed storage, drawers and vanity unit. Further storage cupboard. Radiator. Wood effect flooring.

### SHOWER ROOM

8'08" x 7'0"

UPVC double glazed obscure window to the side elevation. Three piece suite comprising; low level W/C, Pedestal wash hand basin with twin taps over and a corner shower cubicle with wall mounted shower. Large built in storage cupboard housing the wall mounted combination boiler. Tiling to splash back areas. Heated towel rail. Wood effect flooring.

### GARAGE

### TENURE

999 year lease from 1995 approx. 970 years left

Ground rent - £15pa

Service charge - £830pa

### COUNCIL TAX

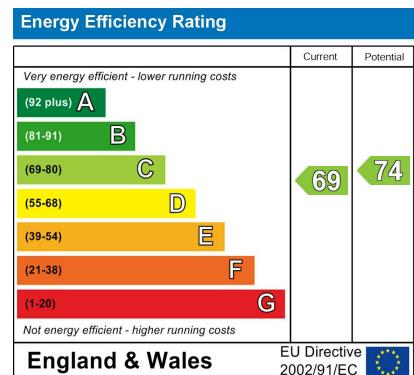
Band C

### SCHOOL CATCHMENT

My English medium primary catchment area is High Street Primary School

My English medium secondary catchment area is Whitmore High School





### Glan Hafren, Maes-y-coed, Barry, CF62 6TA

Total Area: 45.1 m<sup>2</sup> ... 486 ft<sup>2</sup>

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

S T Y L I S H   S A L E S  
& L E T T I N G S



K N I G H T S