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## 26 Heol Cilffrydd, Barry CF63 4QR £145,000 Leasehold

2 BEDS | 2 BATH | 1 RECEPT | EPC RATING C

**\*\*NO CHAIN\*\*** A beautifully presented two bedroom ground floor apartment, located on the sought-after Barry Waterfront development. The apartment boasts a prime location, with close proximity to supermarkets, Barry Town Centre, and the Good Sheds award-winning development, providing access to boutique shops and restaurants. Additionally, local transport links are within walking distance, making this property an ideal choice commuters.

Briefly comprising; secure communal entrance via security door system, property entrance hallway, spacious living area opening to kitchen with patio doors to outdoor patio area and views across communal gardens. Two bedrooms (Master with en-suite) and a family bathroom. Benefiting from electric heating and UPVC double glazing throughout. Designated parking and ample visitors parking. Viewing is essential to appreciate.

AGENTS NOTE: Leasehold details:- 105 years remaining - £133 service charge per month, £50 ground rent paid annually.



## FRONT

Allocated parking and ample visitors parking. Access to communal entrance door with electric security entry system.

## COMMUNAL ENTRANCE

Carpet flooring and access to apartment via a wooden fire door.

## ENTRANCE HALLWAY

Smoothly plastered ceiling, coving and plastered walls. Fitted carpet flooring. Door to storage cupboard housing a hot water tank. Wall mounted electric heater. Doors to all rooms. Door entry system.

## LIVING/DINING ROOM

25'7 x 14'5 (7.80m x 4.39m)

Smoothly plastered ceiling, coving and plastered walls. Fitted carpet flooring. UPVC double glazed patio doors and side windows overlooking the communal garden/patio area. Wall mounted electric heater. Opening to kitchen.

## COMMUNAL GARDEN

Patio area and access to communal gardens with mature shrubbery surrounding.

## KITCHEN

Modern fitted kitchen comprising of wall mounted units, base units and wood effect laminate worktops. Ceramic inset sink and mixer tap over. Integrated electric oven and hob. Wall mounted extractor fan over. Plumbing for washing machine. Under counter integrated fridge/freezer. Ceramic tiled walls.

## MASTER BEDROOM

13'5 x 9'3 (4.09m x 2.82m)

Plastered ceiling and plastered walls. Fitted carpet flooring. UPVC double glazed patio doors opening to the front. Wooden door to ensuite shower room. Wall mounted electric heater.

## SHOWER ROOM

Plastered ceiling, wood effect vinyl flooring. Close coupled toilet. Pedestal wash hand basin. Shower cubicle with electric shower over. Ceramic tiled splashback. Electric heater and extractor.

## BEDROOM TWO

10'1 x 7'7 (3.07m x 2.31m)

Plastered ceiling and plastered walls. Fitted carpet flooring. UPVC double glazed window to the front. Electric wall mounted heater.

## FAMILY BATHROOM

7'7 x 6'7 (2.31m x 2.01m)

Plastered ceiling and plastered walls. Wood effect vinyl flooring. UPVC opaque glass window to the front. Close coupled toilet. Pedestal wash hand basin. Bath with shower over. Ceramic tile splashback surrounding. Electric heater and extractor fan.

## COUNCIL TAX

Council tax band D.

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate.

as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

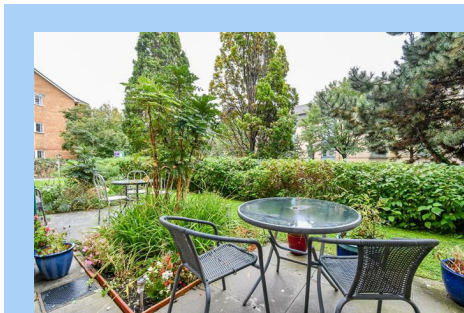
## TENURE

We have been advised that the property is LEASEHOLD. You are advised to check these details with your solicitor as part of the conveyancing process.

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

Energy Efficiency Rating: Current 74, Potential 81

Environmental Impact (CO<sub>2</sub>) Rating: Current C, Potential A



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