



## 65 Cei Tir Y Castell, Barry CF63 4DG £109,950 Leasehold

1 BEDS | 1 BATH | 1 RECEPT | EPC RATING B

\*\*\* OPEN TO OFFERS\*\*\* This wonderful apartment is located within the popular Waterfront development, within walking distance of shops, rail stations, leisure facilities, beaches, bars and restaurants. Delightfully positioned with Waterfront views towards Barry Island. Accommodation comprises communal entrance via push button door entry, stairs rising to top floor, entrance hallway, living room open plan to modern fitted kitchen. Shower room. Benefiting from UPVC double glazing and gas central heating via combination boiler. Allocated parking space. EPC Rating: B

999 year lease with approx 998 years remaining (The acting Solicitor can verify).



## Front

### Communal entrance

Well maintained communal areas with stairs to all floors. Postbox.

### Hallway

Wall mounted telephone intercom system. Telephone and power points. Two built in cupboards providing additional storage space, one housing wall mounted consumer unit. Grey wood effect laminate flooring. Doors off to all rooms. Access to attic area allowing storage.

### Living Room/Kitchen

UPVC double glazed window and door with Juliette style balustrade to front elevation enjoying Waterfront views. Radiator. Television aerial. Power points. Built in storage cupboard housing combination boiler operating hot water and central heating system. Grey wood effect laminate flooring. Open to;

#### Kitchen:

Modern range of wall and base units with granite effect work surfaces over and matching splash backs. Stainless steel sink and drainer and mixer tap over. Breakfast bar area. Built in electric oven/grill and four ring gas hob with integral extractor hood above. Radiator. Power points. Continuity of flooring and decor.

### Bedroom

UPVC double glazed window and door with Juliette style balustrade to front elevation overlooking the Waterfront. Radiator. Power points. Grey wood effect laminate flooring.

### Shower Room

Modern white suite comprising; shower enclosure, pedestal wash hand basin and low level w/c. Tiling to splash back areas. Radiator. Ceramic tiling to floor.

## Rear

Areas laid to lawn with shrub borders. Allocated and visitor parking bays.

## TENURE

Leasehold - 999 years from 2015. Service Charge - £97.00 per month to include; building insurance, cleaning and maintenance of internal and external communal areas. Pets maybe allowed by applying to the management company for a licence. This property also benefits from a 8 year NHBC warranty in force with Persimmon approximately.

## COUNCIL TAX

Council tax band B

## DISCLAIMER

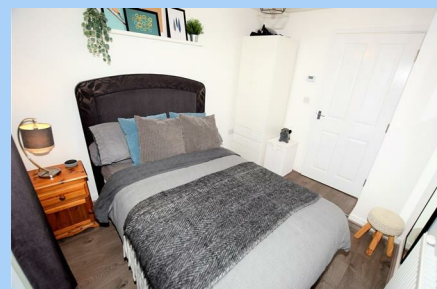
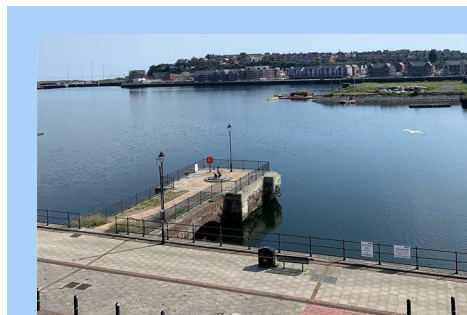
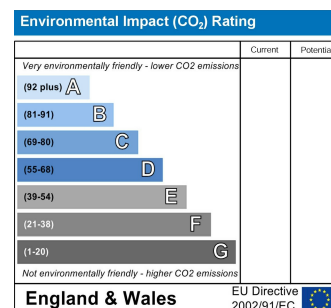
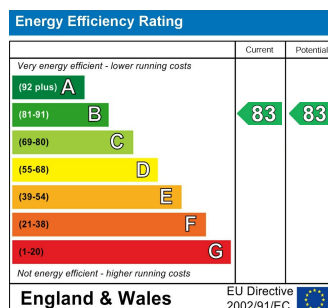
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with 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.



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