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## Ty Cwmpas Rhodfa'r Gwagenni, Barry CF63 4AW

1 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Welcome to this charming flat located on Rhodfa'r Gwagenni in the delightful town of Barry. This property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

Upon entering, you will find a well-appointed reception room that provides a warm and inviting space for relaxation or entertaining guests. The flat features one spacious bedroom, which is perfect for restful nights and personal retreat. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

The location of this flat is particularly appealing, as Barry is known for its vibrant community and stunning coastal views. Residents can enjoy easy access to local amenities, including shops, cafes, and parks, all within a short distance. The nearby waterfront offers a picturesque setting for leisurely strolls and outdoor activities.

This flat presents an excellent opportunity for those looking to embrace a comfortable lifestyle in a welcoming environment. Whether you are a first-time buyer or seeking a rental property, this flat on Rhodfa'r Gwagenni is certainly worth considering. Don't miss the chance to make this delightful space your new home.

AGENTS NOTE: Leasehold 105 Years Remaining. Ground Rent £100pa. Service Charge £1,311.84pa.



## FRONT

Parking for one vehicle. Selection of visitor parking bays. Communal door with intercom entry system.

## Communal Entrance

Steps rising to the top floor. Wooden door opening to the property.

## Entrance Hallway

10'1" x 4'6" (3.07m x 1.37m)

Wooden fire door opening. Smoothly plastered ceilings and walls, laminate wood flooring. Wooden doors to bathroom and bedroom. Door opening to living/kitchen area and airing cupboard housing hot water tank. Wall-mounted intercom entry system. Electric storage heater.

## Living Room/Kitchen

11'1" x 20'5" (3.38m x 6.22m)

Plastered ceiling and walls, laminate wood flooring. UPVC double-glazed rear window. Electric storage heater. Space for living room furniture. Kitchen comprises of a range of wall and base units, work surfaces, stainless steel sink with mixer tap and drainer board, integrated electric oven, electric hob with extractor above. Plumbing for washing machine and space for fridge-freezer.

## Bedroom One

9'1" x 15'1" (2.77m x 4.60m)

Smooth plastered ceiling and walls, laminate flooring, UPVC double-glazed window and French doors to enclosed balcony, wall-mounted electric storage heater. To the enclosed balcony; wrought iron balustrade, stainless steel non-slip flooring.

## Bathroom

5'6" x 7'2" (1.7 x 2.2)

Plastered ceiling and walls, extractor fan, non-slip vinyl flooring. Bath with mixer tap and shower over, ceramic tiled splashbacks, pedestal wash basin with mixer tap, close-coupled toilet, shaver point, electric heated towel rail.

## 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.

## PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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                    |         |           |
|---|---------|-----------|
|   | 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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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



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