



27 Crossways Street, Barry CF63 4PQ £130,000 Share of Freehold

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

A first floor apartment placed within the Town Centre location of Barry and offers close proximity to shops, schools and public transport.

Well presented throughout and viewing is essential. Briefly comprising, communal entrance via door entry security system, entrance porch, entrance hallway, approx. 20ft living room opening into fitted kitchen, two double bedrooms with built in wardrobes and a shower room.

Benefiting from UPVC, gas central heating via a combination boiler.
Communal garden and parking to the rear in a block.

AGENTS NOTE:- Share of the freehold lease, this is amongst the other apartments with a 999 year lease. approx. £50.00 per month maintenance.



Front

Communal Entrance

Intercom security door. Steps ascending to first floor. Wooden door leading to entrance porch.

Entrance Porch

3'02 x 4'10 (0.97m x 1.47m)

A wooden front door into the entrance porch, textured ceiling, coving, smoothly plastered walls, fitted carpet and a storage cupboard.

Entrance Hallway

6'09 x 8'07 (2.06m x 2.62m)

Textured ceiling, coving, smoothly plastered walls, fitted carpet and a radiator. Wooden doors leading to Living room, Bedrooms one and two and a shower room.

Living Room

12'00 x 19'06 (3.66m x 5.94m)

Textured ceiling, coving, smoothly plastered walls, fitted carpet. Wall mounted radiator. UPVC double glazed window overlooking the front. Double doors leading to the kitchen.

Kitchen

5'09 x 11'06 (1.75m x 3.51m)

Textured ceiling, smoothly plastered walls, tiled splash back, vinyl flooring UPVC double glazed window overlooking the side. Wall units base units, integrated electric oven, four burner gas hob and an extractor over. Space for the tall fridge/ freezer, space for washing machine and the stainless steel sink.

Bedroom One

9'09 x 14'01 (2.97m x 4.29m)

Textured ceiling, smoothly plastered walls, fitted carpet. Wall mounted radiator. UPVC double glazed window overlooking the front. Built in cupboard.

Bedroom Two

9'08 x 10'06 (2.95m x 3.20m)

Textured ceiling, smoothly plastered walls, fitted carpet. Wall mounted radiator. UPVC double glazed window overlooking the front. Fitted wardrobes.

Shower Room

5'09 x 6'08 (1.75m x 2.03m)

Textured ceiling, smoothly plastered walls, vinyl flooring. Wall mounted radiator. UPVC double glazed obscure glass window overlooking the side. Close coupled cistern toilet, vanity unit, wash hand basin, shower cubicle with an electric shower.

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

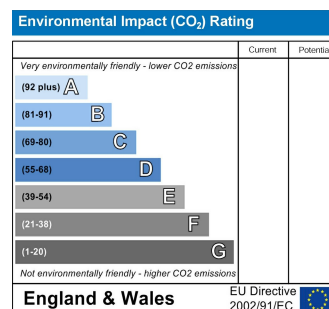
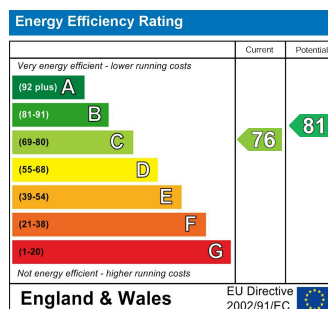
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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.



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