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43 Ffordd Wallace, Barry CF63 4RX £175,000 Leasehold

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

Situated in the charming area of Ffordd Wallace, Barry, this beautifully presented ground floor apartment offers a delightful living experience with stunning panoramic water views. The property features a spacious living room that seamlessly opens to a modern, fully fitted kitchen, creating an inviting space perfect for both relaxation and entertaining.

Comprising two well-proportioned bedrooms, this apartment is ideal for small families, couples, or individuals seeking a comfortable home. The tasteful decor choices throughout the property enhance its appeal, making it a truly welcoming environment.

In addition to its aesthetic charm, the apartment also provides practical amenities, including parking for one vehicle and communal bike storage, catering to the needs of modern living.

This property is not just a home; it is a lifestyle choice, offering the perfect blend of comfort, convenience, and breathtaking views. Whether you are looking to buy or rent, this apartment is a must-see for anyone seeking a serene yet vibrant living space in Barry.



FRONT

Parking facility with allocated parking bay and bike storage to the front elevation. Pathway leading to the rear elevation with wrought iron fencing.

COMMUNAL ENTRANCE

Communal entrance leading to the ground floor apartment via a wooden door into the entrance hallway.

ENTRANCE HALLWAY

10'9 x 6'8 (3.28m x 2.03m)

Smoothly plastered ceiling with pendant lighting and walls. Herringbone-style vinyl flooring throughout. Wooden fire front door opens into the communal entrance. Features include wall-mounted radiator, storage cupboards, intercom entry system, and thermostat heating control. Doors lead to the family bathroom, living room, and bedrooms.

LIVING ROOM

14'9 x 14'1 (4.50m x 4.29m)

Smoothly plastered ceiling with pendant lighting and walls. Continuation of herringbone vinyl flooring with wall-mounted radiators. uPVC double-glazed window with fitted blinds overlooking the rear elevation, offering panoramic water views.

KITCHEN

10'5 x 7'1 (3.18m x 2.16m)

Smoothly plastered ceiling with fitted chrome spotlights. Two uPVC double-glazed windows with fitted blinds – one overlooking the front elevation, one overlooking the side elevation. Comprises eye-level wall units, base units, marble-effect countertop work surfaces, stainless steel sink with mixer tap and drainer board. Integrated appliances include dishwasher, electric oven and hob with extractor fan, and a 70/30 fridge freezer. Wall-mounted combination boiler enclosed within a cupboard. Radiator and wood-effect porcelain tile flooring.

MASTER BEDROOM

10'5 x 10'5 (3.18m x 3.18m)

Smoothly plastered ceiling and walls with fitted carpet flooring and a wall-mounted radiator. Large uPVC double-glazed window overlooking the front elevation with panoramic water views across the waterfront. Fitted blinds and fitted storage cupboard included.

BEDROOM TWO

11'7 x 7'1 (3.53m x 2.16m)

Smoothly plastered ceilings and walls with fitted carpet flooring. Space for large wardrobes. uPVC double-glazed window with fitted blinds overlooking the front elevation and car park facility.

FAMILY BATHROOM

7'8 x 6'4 (2.34m x 1.93m)

Smoothly plastered ceiling with extractor fan. Porcelain-tiled walls and matt-effect porcelain tile flooring. uPVC double-glazed obscure glass window overlooking the front elevation. Suite comprises a bath with bi-folding glass shower screen, mixer tap and shower over, close-coupled toilet, and pedestal wash basin with mixer tap and shaver points. Large vertical chrome-effect towel rail heater.

REAR

Communal grass areas, and mature shrubbery. Panoramic views across the water. Intercom entry system with door opening to the communal entrance.

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

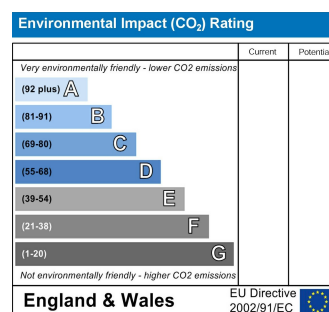
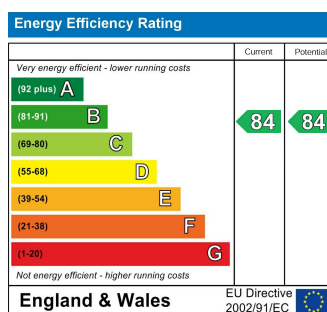
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PROCEEDS OF CRIME ACT 2002

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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