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2 Heol Broadland, Barry CF62 5AE £145,000 Leasehold

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

A ground floor flat located at Heol Broadland in the sought-after Barry Waterfront area. This delightful apartment features two well-proportioned bedrooms, making it an ideal choice for first-time buyers or those looking to invest in a promising property.

Upon entering, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining. The flat also includes a well-appointed bathroom, ensuring convenience for everyday living. The property is sold with no onward chain.

One of the standout features of this apartment is the allocated parking, providing you with peace of mind and ease of access. The communal entry door system adds an extra layer of security and privacy.

Situated within easy walking distance of local amenities, this property boasts excellent transport links, including nearby train stations and bus routes. For those who enjoy the outdoors, the beautiful beaches are just a short stroll away, along with schools and supermarkets to cater to your daily needs.

This flat presents a fantastic opportunity to embrace the vibrant lifestyle that Barry Waterfront has to offer. Whether you are looking to make your first step onto the property ladder or seeking an investment property.

Agents note: Leasehold property with approx. 100 years remaining with a Annual ground rent of approx. £68.00. Annual service charge of approx. £1,720.00 including buildings insurance and communal cleaning.



FRONT

Communal gardens with planted mature plants and shrubs. Laid to lawn. Access to bin storage. Side access to rear communal car park.

Communal Entrance

Communal entrance with security intercom system. Ground floor apartment situated to the rear of the communal lobby. Enter property via wooden fire door.

Entrance Hallway

3'04 x 12'02 (1.02m x 3.71m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Wood panel fire door leading through to the communal lobby. Wood panelled doors leading to living / dining, bedrooms one and bedrooms two. A further wood panelled door leading to the family bathroom. Access to airing cupboard. A further storage cupboard.

Living / Dining

11'07 x 16'11 (3.53m x 5.16m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiators. UPVC double glazed windows to the side elevation. Wood panel door leading to the kitchen. A further wood panel door leading through to the entrance hallway.

Kitchen

7'02 x 10'02 (2.18m x 3.10m)

Textured ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Integrated four ring gas hob. Integrated oven. Integrated cooker hood. Ceramic tiled splashbacks. Composite sink. Space for washing machine, space for fridge / freezer. Wall mounted boiler. Wood panel door leading through to living / dining room.

Bedroom One

9'03 x 13'01 (2.82m x 3.99m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panel door leading to the entrance hallway.

Bedroom Two

9'01 x 11'02 (2.77m x 3.40m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panel door leading to the entrance hallway.

Bathroom

5'06 x 6'02 (1.68m x 1.88m)

Textured ceiling, Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Bath. Close coupled toilet. Vanity wash hand basin. Porcelain tiled splashbacks. Wood panel door leading through to the entrance hallway.

REAR

Communal gardens, Communal car park with two allocated parking bays.

COUNCIL TAX

Council tax band C

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

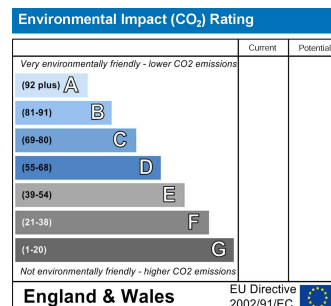
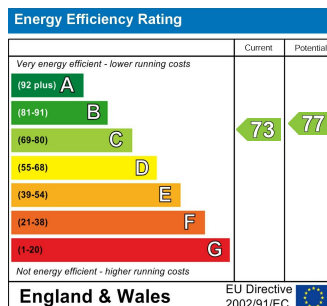
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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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