



68 David Davies House Wyndham Street, Barry CF63 4EL

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

A two bedroom ground floor garden apartment with resident parking. This beautifully presented apartment is suitable for persons over 55 years. The property is in association with Wales and West Housing. Situated in the heart of Barry, a stone's throw from Holton Road shops and local bus services.

Accommodation comprising: The apartment has a spacious entrance hallway which leads to all rooms including two bedrooms and shower room. The lounge has a patio door which opens onto the communal garden. A further interior door access the kitchen. Gas central heating via a combination boiler, UPVC double glazing throughout. Fibre optic internet connected. All carpets and blinds to remain.

Service charge is £295.59 per month and includes: Life line assistance throughout, Building insurance, Maintenance & Service of Combination boiler and electrics. Also included is residents laundry room and guest room, maintenance and cleaning of all windows and communal areas, up keep of communal gardens.

Leasehold property with 88 years approx. remaining, with the opportunity to increase upon completion.

The property is being marketed as NO FORWARDING CHAIN.



FRONT & COMMUNAL ENTRANCE

Access to communal hallway via security intercom system. Side entrance to residents car park. Planted established shrubbery surrounding.

Entrance Hallway

4'00 x 13'00 (1.22m x 3.96m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. Lifeline/intercom system. Wood panel doors leading to living room, bedrooms one and two and a shower room. Further wood panelled door's leading to a walk-in wardrobe and storage/airing cupboard.

Living Room

9'08 x 12'08 (2.95m x 3.86m)

Textured ceilings, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed patio door and window open onto the communal garden. Wood panel door leads through to kitchen. A further wood panelled door accesses the entrance hallway.

Kitchen

6'06 x 10'07 (1.98m x 3.23m)

Textured ceiling, smoothly plastered walls. Composite wood effect flooring. Wall mounted radiator. Porcelain tiled splashback's. Wall mounted combination boiler. UPVC double glazed window to the rear. Fitted kitchen comprising of wall and base units. Worktops. Stainless steel sink. Integrated with gas hob, oven and matching cooker hood. Plumbed with space for under counter automatic washing machine, fridge and freezer. (Please note all white goods to remain).

Bedroom One

8'10 x 12'07 (2.69m x 3.84m)

Textured ceilings, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear overlooking communal garden. Wood panel door leading through to the entrance hallway.

Bedroom Two

6'06 x 12'07 (1.98m x 3.84m)

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

Walk in Wardrobe

4'01 x 5'06 (1.24m x 1.68m)

Textured ceiling, smoothly plastered walls. Vinyl flooring. Ample room for shelved or hanging storage. Wood panel door leading through to the entrance hallway.

Shower Room

5'08 x 6'02 (1.73m x 1.88m)

Textured ceiling, smoothly plastered walls. Porcelain tiled splashbacks. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side. Shower cubicle with electric shower overhead. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading through to the entrance hallway.

Communal Garden

Enclosed private communal garden. Planted established shrubbery surrounding. Laid to Lawn. Paved patio area. UPVC door leading to communal entrance hallway. Gate access to resident car park.

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

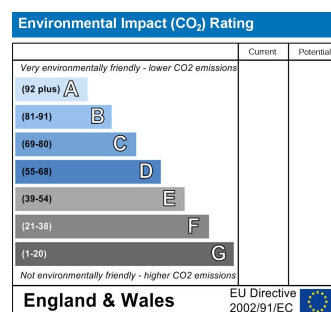
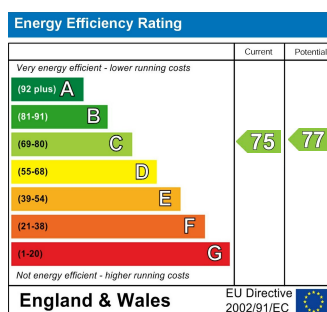
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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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