1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



Howard Court Pontypridd Road, Barry CF62 7NP

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

Situated on Pontypridd Road in the charming town of Barry, this delightful third-floor apartment offers a perfect blend of comfort and convenience. With two generously sized bedrooms, this property is ideal for small families, couples, or individuals seeking a spacious living environment.

As you enter, you are welcomed into a bright and airy living room that faces the front elevation, providing an inviting space for relaxation and entertainment. The room is large enough to accommodate a dining area, making it perfect for hosting friends and family. The kitchen is well-appointed with ample storage, ensuring that you have plenty of space for all your culinary needs.

This apartment boasts a well-maintained bathroom and a dedicated parking space for one vehicle, adding to the convenience of urban living. Additionally, the property includes a garage, offering extra storage or the potential for a workshop.

A significant advantage of this property is the extended lease, now running for an impressive 997 years, providing peace of mind for future ownership. The monthly maintenance fee of £142.07 contributes to the upkeep of the building and its surroundings, ensuring a pleasant living environment for all residents.

In summary, this spacious two-bedroom apartment on Pontypridd Road is a wonderful opportunity for those looking to settle in Barry. With its ample living space, convenient amenities, and extended lease, it is a property not to be missed.







FRONT
Pathway surrounded by communal gardens. Access via a UPVC front door to the communal entrance.

COMMUNAL ENTRANCE
Stairs rising to the third floor. Wooden front door opening to the entrance hallway.

Entrance Hallway
Plastered ceiling and walls. Storage cupboards. Doors to bedrooms, living room, kitchen, w.c/cloakroom and family bathroom. Fitted carpet flooring. Wall mounted radiator.

Living Room
17'1 x 12'5 (5.21m x 3.78m)
Plastered ceiling and walls. Fitted carpet flooring. Space for dining. UPVC double glazed window over looking the front aspect. Radiator.

Kitchen
8'8 x 8'8 (2.64m x 2.64m)
Plastered ceiling and walls with ceramic splashback tiles. Lino flooring. UPVC double glazed window to the front aspect. Kitchen comprises of eye level wall units, base units, worksurfaces over. Plumbing for washing machine. Integrated electric oven and gas hob with extractor fan above. Space for fridge/freezer. Stainless steel sink with mixer tap over.

Master Bedroom
13'0 x 9'3 (3.96m x 2.82m)
Plastered ceiling with coving. Plastered walls. Fitted carpet flooring. UPVC double glazed window to the front aspect. Radiator. Wardrobe with hanging space. Radiator.

Bedroom Two
9'2 x 7'0 (2.79m x 2.13m)
Plastered ceiling. Plastered walls. UPVC double glazed window to the rear. Radiator.

W.C/Cloakroom
5'7 x 2'9 (1.70m x 0.84m)
Plastered ceiling, tiled walls and lino flooring. UPVC double glazed window to the rear. Close coupled toilet.

Family Bathroom
5'7 x 5'1 (1.70m x 1.55m)
Plastered ceiling. Tiled walls and lino flooring. UPVC double glazed window to the rear aspect. Bath with mixer taps and shower over. Glass shower screen. Pedestal wash hand basin with twin taps over. Radiator.

REAR
Parking facilities and garage.

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.









