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4 Park Road, Barry CF62 6NU
£150,000 Share of Freehold

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

Situated on the desirable Park Road in Barry, this charming top floor flat offers a delightful living experience. With two spacious bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home. The open plan kitchen and living room create a welcoming atmosphere, ideal for both relaxation and entertaining guests.

The family bathroom is well-appointed, providing convenience and comfort for daily routines. Additionally, the flat benefits from parking for one vehicle, ensuring ease of access for residents and visitors alike.

As a leasehold property, this flat comes with approximately 987 years remaining on the lease with a. service charge of £398 a quarter.

With its prime location, spacious interiors, and modern amenities, this flat on Park Road is a wonderful opportunity for anyone looking to settle in Barry. Don't miss the chance to make this lovely property your new home.







FRONT
Private entrance via communal driveway. Mature shrubbery and lawn areas. Access to rear carpark. Communal entrance door with intercom entry system.

COMMUNAL ENTRANCE
Stairs rising to the top floor. Wooden door opening to the property.

ENTRANCE HALLWAY
The entrance hallway features a textured ceiling, smoothly plastered walls, and fitted carpet flooring. It includes a wall-mounted radiator and an intercom entry system. Wooden doors provide access to the bedrooms, the living and kitchen area, and the family bathroom. The front door opens to the communal entrance.

LIVING ROOM/KITCHEN
20'10" max x 16'10" max (6.35m max x 5.13m max)
Living Area: Features a textured ceiling, plastered and papered walls, and a UPVC double-glazed bay window that overlooks the rear. A wall-mounted radiator is also present.
Kitchen: Equipped with base and large units with work surfaces. It includes a stainless steel sink with a mixer tap, a tall fridge and freezer, plumbing for a washing machine, an integrated electric oven, and an integrated electric induction hob. A UPVC double-glazed window overlooks the side elevation.

BEDROOM ONE
11'7" max x 8'10" max (3.53m max x 2.69m max)
This room has a textured ceiling, wallpapered walls, and fitted carpet. A UPVC double-glazed window overlooks the rear of the property, and there is a wall-mounted radiator.

BEDROOM TWO
9'7" max x 7'0" max (2.92m max x 2.13m max)
Similar to the main bedroom, the second bedroom has a textured ceiling, smoothly plastered walls, and fitted carpet. It also features a UPVC double-glazed window overlooking the rear.

FAMILY BATHROOM
6'1" max x 5'6" max (1.85m max x 1.68m max)
The bathroom is equipped with a textured ceiling, ceramic tiled walls, and ceramic tiled flooring. A UPVC double-glazed obscure glass window overlooks the side of the property. It contains a bath with mixer taps and an electric shower over it, a vanity wash hand basin with a ceramic sink, mixer tap, and storage underneath, and a WC. Additionally, there is a cupboard that houses the hot water tank and has fitted shelving.

REAR
Carpark facility with allocated parking bay. Visitors parking and bin storage.

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 SHARE OF FREEHOLD. You are advised to check these details with your solicitor as part of the conveyancing process.









