



23 Howard Court Pontypridd Road, Barry CF62 7NP

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

Situated in the desirable Howard Court on Pontypridd Road, this beautifully presented ground floor apartment offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this residence is ideal for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed by a communal entrance leading to a well-appointed hallway. The living and dining room is a highlight of the property, featuring French doors that open out to the communal front garden, allowing for an abundance of natural light and a lovely view. The fitted kitchen is practical and functional, catering to all your culinary needs. The shower room is modern and well-maintained, ensuring a refreshing start to your day.

This apartment benefits from UPVC double glazing and gas central heating via a combination boiler, providing warmth and energy efficiency throughout the year. Additionally, the property includes a garage and ample off-street parking, making it convenient for residents and guests alike.

As a leasehold property, there are approximately 985 years remaining on the lease, with an annual service charge of around £1,000. It is advisable to verify these details with your solicitor during the conveyancing process.

In summary, this charming apartment on Pontypridd Road is not only well-located but also offers a comfortable living space with modern amenities. It presents an excellent opportunity for those looking to settle in a sought-after area of Barry.



FRONT

Ample off street parking, communal gardens. UPVC double glazed French doors leading into living / dining room. Side entrance to communal entrance. Access to garage.

Communal Entrance

Side access leading in to communal entrance. UPVC double glazed front door with glass insert leading into entrance hallway.

Entrance Hallway

2'10 x 18'03 (0.86m x 5.56m)

Textured ceiling with coving, papered walls, fitted carpet flooring, wall mounted radiator. Wooden doors leading to living / dining room. Further wooden doors leading to bedrooms one and two and kitchen. Further wooden doors leading to shower room. Access to storage cupboards. UPVC double glazed front door with obscured glass insert leading from communal entrance.

Living / Dining Room

11'11 x 16'09 (3.63m x 5.11m)

Textured ceiling with coving, smoothly plastered walls, fitted carpet flooring, wall mounted radiator, freestanding electric fire. UPVC double glazed French doors and windows leading out to the communal front garden. Wooden door's leading through to kitchen and through to the entrance hallway.

Kitchen

7'10 x 11'11 (2.39m x 3.63m)

Smoothly plastered ceiling, smoothly plastered walls, vinyl flooring, wall mounted radiator. UPVC double glazed window to the side elevation. A fitted kitchen comprising of wall and base units. Wood laminate worktop's. Stainless steel sink. Integrated induction hob, integrated double oven. Space for washing machine, space for fridge freezer. Wall mounted combination boiler. Access to built-in storage. Wooden doors leading to the entrance hallway, further wooden door leading through to living / dining room.

Bedroom One

9'11 x 12'03 (3.02m x 3.73m)

Textured ceiling with coving, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the front elevation. Wooden door leading out to the entrance hallway.

Bedroom Two

8'10 x 9'08 (2.69m x 2.95m)

Textured ceiling with coving, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the side elevation. Access to built-in double wardrobe. Wooden door leading out to the entrance hallway.

Shower Room

5'10 x 6'01 (1.78m x 1.85m)

Textured ceiling, porcelain tiled walls, vinyl flooring, wall mounted towel rail. Double walk-in shower with thermostatically controlled shower overhead. Vanity wash hand basin and vanity toilet. Wooden door leading out to the entrance hallway.

REAR

Communal area for washing line. Area laid to lawn planted with trees and shrubs.

GARAGE

Garage with up and over door.

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.

PROCEEDS OF CRIME ACT 2002

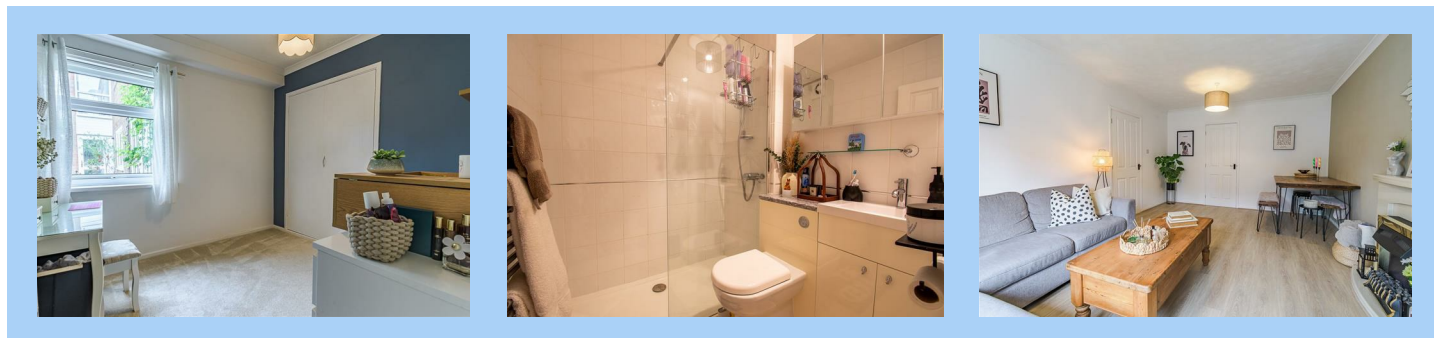
Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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