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189 Ffordd Y Dociau, Barry CF62 5DX £140,000 Leasehold

1 BEDS | 1 BATH | 1 RECEPT | EPC RATING B

Situated in the charming area of Ffordd Y Dociau, Barry, this immaculately presented third-floor apartment offers a delightful living experience. With one spacious reception room and a well-appointed bedroom, this property is perfect for individuals or couples seeking a comfortable home. The bathroom is thoughtfully designed, ensuring convenience and style.

One of the standout features of this apartment is the allocated parking space, a rare find in such a desirable location. This is particularly advantageous for those with a vehicle, providing ease of access to the surrounding areas. The property is leasehold, with an impressive 991 years remaining on the lease, and a manageable service charge of £160 per month, offering peace of mind for future homeowners.

The apartment is ideally situated within walking distance to a variety of local amenities. Residents will find supermarkets, restaurants, and schools just a short stroll away, making daily errands effortless. Additionally, the proximity to public transport ensures easy travel to nearby destinations. For those who enjoy the outdoors, Barry Island beach is also within reach, providing a perfect spot for relaxation and leisure.

This property presents an excellent opportunity for anyone looking to embrace a vibrant lifestyle in a well-connected community. With its modern features and prime location, this apartment is not to be missed.



FRONT

Promenade with views across the water side. Communal areas. Pathway leading to rear residents parking and entrance to communal entrance hallway.

Hallway

Smoothly plastered ceiling with attic hatch, smoothly plastered walls, fitted carpet, storage cupboard, wall mounted radiator, doors leading to the lounge/ kitchen/ diner, bedroom and shower room.

Lounge/ Kitchen/ Diner

19'4 x 10'5 (5.89m x 3.18m)

Smoothly plastered ceiling and walls to both the lounge and kitchen, fitted carpet to the living room area and vinyl flooring to the kitchen. The lounge has two radiators, and two UPVC floor-to-ceiling windows with one overlooking the rear car parking area and the other with far reaching views across the waterfront and public open space. The kitchen consists of side wall units, base units, and work surfaces over, integrated electric oven, four burner gas hobs, an extractor over, space for tall fridge freezer, space for washing machine, breakfast bar, two bowl stainless steel sink and a cupboard concealing a wall mounted gas combination boiler.

Bedroom

10'3 x 9'2 (3.12m x 2.79m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet, wall mounted radiator, floor to-to-ceiling window overlooking the rear and one smaller side window with partial sea views of the Bristol channel.

Shower Room

5'9 x 5'2 (1.75m x 1.57m)

Smoothly plastered ceiling, an extractor fan, smoothly plastered walls, extractor fan, vinyl flooring, wall mounted radiator, close coupled cistern toilet, pedestal wash hand basin, corner entry shower cubicle with a mains pressure shower.

REAR

One allocated parking space to the property.

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

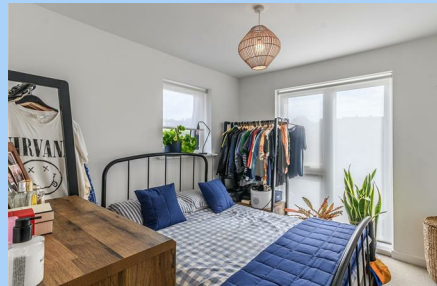
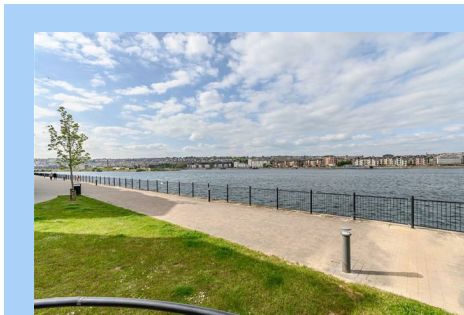
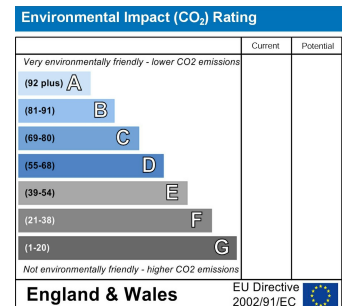
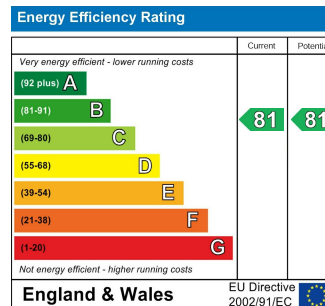
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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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