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## 70 Neptune Road, Barry CF62 5BR £155,000 Leasehold

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

Situated on Neptune Road in the charming coastal town of Barry, this well-presented first-floor flat offers a delightful blend of modern living and waterfront views. The property features a welcoming communal hallway that leads via stairs to an inner hallway, setting the stage for the spacious open-plan lounge and kitchen area. This inviting space is enhanced by French doors that open onto a lovely Juliet balcony, perfect for enjoying the fresh sea air.

The flat boasts two generously sized double bedrooms, with the master bedroom benefiting from an en suite bathroom, providing both comfort and privacy. A further well-appointed bathroom serves the second bedroom and guests alike.

Additional highlights of this property include UPVC double glazing throughout, ensuring warmth and energy efficiency, as well as gas central heating for those cooler evenings. The convenience of one allocated parking space is a significant advantage, particularly in this sought-after area.

Residents will appreciate the quick access to the nearby rail station, making commuting a breeze, as well as the proximity to beautiful beaches and the vibrant Goodsheds development, which offers a variety of shops and eateries.

This flat is offered as a leasehold property with a 999-year lease starting from 2018, and a service charge of approximately £130.00 per month. This is a fantastic opportunity for anyone looking to enjoy a coastal lifestyle in a modern and comfortable setting. Viewing is highly recommended to fully appreciate all that this splendid apartment has to offer.



## FRONT

Waterfront Location, close to local amenities, coastal walks.

## Communal Entrance

Intercom entry. Staircase rising to the first floor.

## Entrance Hallway

3'08 x 8'04 x 8'08 (1.12m x 2.54m x 2.64m)

Smoothly plastered ceiling, Smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Wood panelled doors leading to Kitchen/living room, bedrooms one and two and the family bathroom. Access to storage cupboard.

## Kitchen / Living Room

9'02 x 20'01 (2.79m x 6.12m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed French doors with Juliet balcony. Fitted kitchen comprising of wall and base units. Wood laminate worktops and upstands. Integrated gas hob. Integrated oven. Stainless steel cooker hood. Space for washing machine. Space for fridge freezer. Stainless steel sink. Open plan living room. Storage cupboard with wall mounted combination boiler. Wood panelled door leading to the entrance Hallway.

## Bedroom One

8'03 x 11'11 (2.51m x 3.63m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading to the en-suite shower room. Wood panelled door leading to the entrance hallway.

## En-Suite Shower Room

4'09 x 6'03 (1.45m x 1.91m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Porcelain tiled splashbacks. Fitted carpet flooring. Wall mounted radiator. Shower with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet.

## Bedroom Two

8'05 x 10'10 (2.57m x 3.30m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear with partial waterside views. Wood panelled door leading to the entrance hallway.

## Family Bathroom

5'07 x 6'09 (1.70m x 2.06m)

Smoothly plastered ceiling, smoothly plastered walls. Ceramic tiled splashbacks. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window with obscured glass insert. Bath. Pedestal wash hand basin. Close Coupled toilet. Wood panelled door leading to the entrance hallway.

## REAR

Allocated parking bay.

## 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.

