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Flat 15 Park Road, Barry CF62 6NU
£142,500 Leasehold

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

Situated on the charming Park Road in Barry, this delightful ground floor apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The flat features a spacious reception room, providing a welcoming space for relaxation and entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and style. The property also benefits from designated parking for one vehicle, a valuable asset in this bustling area.

Living on Park Road means you are just a stone's throw away from public beaches, country parks and local amenities, including shops, cafes, and parks, making it an excellent choice for those who appreciate a vibrant community atmosphere.

This flat presents a wonderful opportunity for anyone looking to settle in Barry, combining modern living with the charm of a well-established neighbourhood. Don't miss the chance to make this lovely flat your new home.

AGENTS NOTE; Leasehold with approximately 860 years remaining. Service charge & ground rent £499 per quarter.







FRONT
A ground-floor apartment located at Park Court, featuring allocated bay parking at the rear. Access is via a communal entrance with an electric intercom system.

Entrance Hallway
12'3 x 5'1 (3.73m x 1.55m)
The entrance features textured ceilings, smooth plastered walls, and fitted carpet. It includes an electric entry intercom system and an electric storage heater.

Living Room
14'6 x 13'7 (4.42m x 4.14m)
This room has a textured ceiling with coving, plastered walls, and fitted carpet. It is equipped with an electric storage heater and UPVC double-glazed windows that overlook the front communal gardens. It opens directly into the kitchen.

Kitchen
9'6 x 4'8 (2.90m x 1.42m)
The kitchen features a textured ceiling with coving, plastered walls with ceramic splashback tiles, and tile flooring. A UPVC double-glazed window overlooks the front. It is fitted with wall and base units, work surfaces, a stainless steel sink with a drainer and mixer tap, an integrated electric oven, an electric hob, and an extractor fan. There is also space for additional appliances.

Bedroom One
10'7 x 8'6 (3.23m x 2.59m)
This bedroom has a textured ceiling, plastered walls, fitted carpet, and fitted wardrobes. It includes an electric storage heater and a UPVC double-glazed window.

Bedroom Two
8'8 x 7'9 (2.64m x 2.36m)
The second bedroom features a textured ceiling, plastered walls, fitted carpet, and a fitted storage cupboard. It has an electric storage heater and a UPVC double-glazed window that overlooks the rear of the property.

Shower Room
7'3 x 4'8 (2.21m x 1.42m)
The shower room contains a textured ceiling, tiled walls, and vinyl flooring. It is fitted with a shower cubicle with an electric shower, a close-coupled toilet, a pedestal wash hand basin, and an extractor fan. There is a UPVC double glazed obscure glass window and a storage cupboard which houses the boiler.

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.









