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78 David Davies House, Wyndham Street, Barry CF63 4EL

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

Welcome to David Davies House, a charming flat located on Wyndham Street in the heart of Barry. This recently refurbished property offers a spacious one-bedroom layout, perfect for those seeking a comfortable and modern living space.

As you enter the flat, you will find a well-appointed reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The bedroom is generously sized, ensuring ample space for your furnishings and personal touches. The bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this property is the service charge, which is approximately £164. This fee covers essential maintenance services, including central heating upkeep, boiler renewal, and access to a laundry room. Additionally, it includes the maintenance of all windows, gardening services, and the cleaning of corridors and windows, allowing you to enjoy a hassle-free living experience.

This property is particularly suited for individuals aged 60 and over, offering a peaceful community atmosphere. With 70% ownership available and 30% held by Wales, this flat presents a unique opportunity for those looking to invest in a comfortable home in a vibrant area.

David Davies House is ideally situated, providing easy access to local amenities, transport links, and the beautiful coastline of Barry. Whether you are looking to downsize or simply seeking a new place to call home, this flat is a wonderful choice. Don't miss the chance to make this delightful property your own.







FRONT

Communal Entrance
Enter via secure entry door. Stairs and lift rising to first floor

Entrance Hallway
4'11 x 12'11 (1.50m x 3.94m)
Textured ceiling, papered walls, fitted carpet flooring, wall mounted radiator. Wooden doors leading to living / dining room, bathroom, bedroom and storage cupboards. Wooden door leading out to communal hallway. Decorative panelling surrounding.

Living Room
9'08 x 14'06 in to bay window (2.95m x 4.42m in to bay window)
Textured ceiling, smoothly plastered walls - part papered, fitted carpet flooring, wall mounted radiator. UPVC double glazed windows to the side elevation. Wooden door leading to kitchen, further wooden door leading to the entrance hallway. Decorative panelling surrounding.

Kitchen
6'06 x 10'07 (1.98m x 3.23m)
Textured ceiling, smoothly plastered walls, porcelain tiled splashback's, vinyl flooring, wall mounted radiator. UPVC double glazed window to the side elevation. Modern fitted kitchen comprising of wall and base units, wood laminate worktops, stainless steel sink with swan neck tap. Integrated hob, integrated oven, space for fridge freezer, wooden door leading to the living dining area. Wall mounted combination Worcester boiler.

Bedroom
8'09 x 12'08 (2.67m x 3.86m)
Textured ceiling, plastered walls with decorative wall paper. UPVC double glazed window. Wall mounted radiator.

Walk in Wardrobe
4'01 x 5'06 (1.24m x 1.68m)
Textured ceiling, smoothly plastered walls, fitted carpet flooring. Providing ample space for hanging clothing items and further storage. Wooden door leading out to the entrance hallway.

Bathroom
6'01 x 6'05 (1.85m x 1.96m)
Textured ceiling, decorative aqua PVC panelling surrounding. Bath with glass shower screen, mixer tap and shower over. Vanity wash hand basin and close coupled toilet. Chrome towel rail heater.

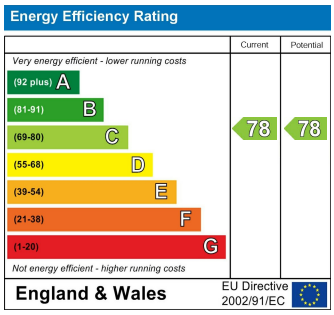
COUNCIL TAX
Council tax band B

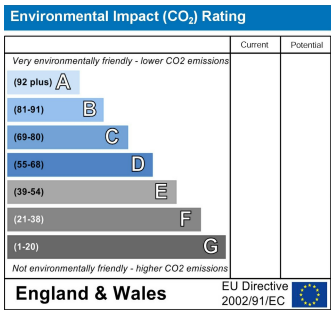
DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully 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.











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