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181 Ffordd Y Dociau, Barry CF62 5DX
£132,000 Leasehold

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

Situated in the charming area of Ffordd Y Dociau, Barry, this beautifully presented second floor apartment is a true gem. With its stunning waterfront views, this property offers a serene living experience while being conveniently located within walking distance to a variety of local amenities. Residents will find supermarkets, delightful restaurants, schools, and public transport options all nearby, making daily life both easy and enjoyable. Additionally, the famous Barry Island beach is just a short stroll away, perfect for those sunny days.

The apartment itself comprises an inviting entrance hall that leads to a well-appointed bedroom and a modern bathroom. The heart of the home is the spacious kitchen/lounge area, designed for both relaxation and entertaining. The layout is practical and flows seamlessly, ensuring that every inch of space is utilised effectively.

For those with a vehicle, the property includes one allocated parking space, a valuable feature in this desirable location. This leasehold property boasts approximately 991 years remaining on the lease, with a service charge of £160 per month. providing peace of mind for future homeowners.

Viewing this apartment is highly recommended, as it offers a unique opportunity to enjoy waterfront living in a vibrant community. Whether you are a first-time buyer or looking to downsize, this property is sure to impress with its combination of comfort, convenience, and captivating views.

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

Communal Entrance
Intercom security entry. Stairs rising to the second floor. Inner hallway with entrance to apartment.

Entrance Hallway
8'09 x 9'01 (2.67m x 2.77m)
Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Wood panelled doors leading to the kitchen, dining & living room, bedroom one and shower room. A further wood panelled door leading to a storage cupboard. Front door leading through to the communal hallway.

Living / Kitchen / Dining
10'05 x 19'04 (3.18m x 5.89m)
Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed windows to the side and rear, with waterside views. Living area with direct water views. Kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1 1/2 bowl sink. Ceramic tiled splashbacks. Integrated four ring gas hob. Integrated oven, stainless steel cooker hood. Space for fridge / freezer. Space for washing machine. Breakfast bar. Wood Panelled door leading to the entrance hallway.

Bedroom One
9'02 x 10'03 (2.79m x 3.12m)
Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed windows to the side and rear elevations. Wood panelled door leading through to the entrance hallway.

Bathroom
5'02 x 5'09 (1.57m x 1.75m)
Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Ceramic tiled splashback's. Vinyl flooring. Wall mounted radiator. Shower cubicle with thermostatically controlled shower overhead. Pedestal wash hand basin. Close coupled toilet. Wood panelled door leading through to the entrance hallway.

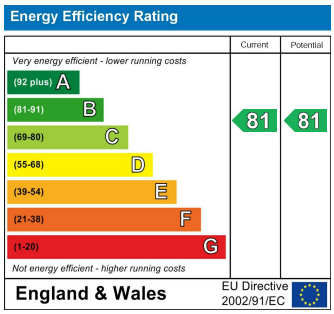
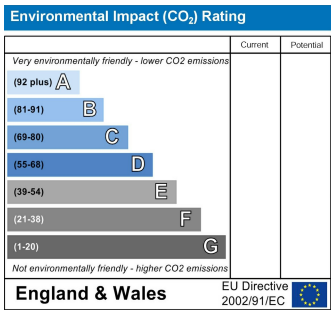
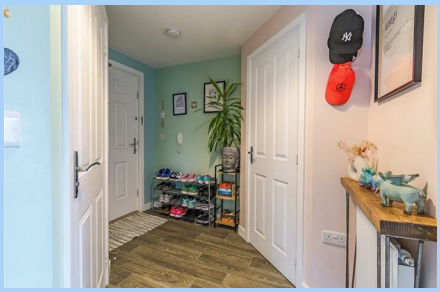
REAR
Residents car park with allocated space. Recycling storage. Security inter com entry to communal entrance. Pathways leading to communal green areas and waterside promenade.

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.