



## 50 Neptune Road, Barry CF62 5BR Chain Free £152,000 Leasehold

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

An immaculate waterfront apartment. This second floor apartment comprises a communal hallway. Inner hallway, open plan lounge/kitchen with French doors opening to a Juliet balcony, two double bedrooms with en suite to the master bedroom and a bathroom. Further benefits are one allocated parking space, quick access to rail station, beaches, and Goodsheds development. The apartment benefits from UPVC double glazing throughout and gas central heating.

AGENTS NOTE: Property is a Leasehold with 999 years from 2018. Service Charge £130.00 Per Month Approx. Must be viewed to appreciate. NO ONWARD CHAIN. THE PROPERTY CAN BE LEFT FULLY FURNISHED.



## FRONT

### Communal Entrance

Intercom entry, stairs ascending to third floor apartment.

### Entrance Hallway

8'06 x 12'02 (2.59m x 3.71m)

Smoothly plastered ceiling, smoothly plastered walls, vinyl flooring, wall mounted radiator. Composite UPVC front door leading from the communal hallway. Wooden door leading to living/ kitchen area, further wooden door's leading to bedrooms one and two and the main bathroom. Built in storage.

### Living / Kitchen

10'02 x 18'06 (3.10m x 5.64m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls, vinyl flooring, wall mounted radiator. UPVC double glazed French doors leading to a Juliet balcony. Modern fitted kitchen comprising of wall and base units, wood laminate worktop's. Integrated four ring gas hob, integrated fan assisted oven. Integrated stainless steel cooker hood. Space for fridge freezer, space for washing machine. Stainless steel sink, wooden door leading out to entrance hallway. Built in storage housing a wall mounted combination boiler.

### Master Bedroom

9'06 x 9'00 (2.90m x 2.74m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed window to the rear. Wooden door leading to en-suite bathroom, wooden door leading out to entrance hallway.

### En- Suite

5'01 x 5'06 (1.55m x 1.68m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls, porcelain tiled splashback's, vinyl flooring, wall mounted radiator. Shower cubicle with mains powered overhead shower. Close coupled toilet, pedestal wash hand basin, wooden door leading out to master bedroom.

### Bedroom Two

8'08 x 9'06 (2.64m x 2.90m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet flooring, wall mounted radiator. UPVC double glazed windows, wooden door leading out to entrance hallway.

### Bathroom

7'08 x 4'11 (2.34m x 1.50m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls, porcelain tiled splashback's with aqua panelling, vinyl flooring, wall mounted radiator. Double shower cubicle with mains operated shower over. Pedestal wash hand basin, close coupled toilet. Wooden door leading out to the entrance hallway.

### Allocated Parking

One allocated parking bay situated to the front of the property, entrance to communal entrance.

### 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.

## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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