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13 Howard Court Pontypridd Road, Barry CF62 7NP

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

This well presented apartment is located on the first floor of a purpose-built building in the West End area of Barry, overlooking Claude Road. Its convenient location on Pontypridd Road provides easy access to Culverhouse Cross and the M4 motorway.

Porthceri Country Park is also close by, offering lovely outdoor recreational opportunities.

The apartment includes a communal entrance, stairs leading to the first floor, an entrance hallway, a spacious living room, two bedrooms, and a fitted kitchen, and shower room with a separate toilet. The property benefits from UPVC double glazing and gas central heating, ensuring comfort throughout the year.

At the rear of the building, there is ample parking space available, as well as a garage in a block and an additional storage shed. The apartment is being offered with NO forward chain, making it an excellent choice for first-time buyers.

AGENTS NOTE: The lease for the property has been extended, now running for 997 years. The monthly maintenance fee is £142.07, ensuring the proper upkeep of the building and its surroundings.



FRONT

Communal Gardens and public green space with mature shrubbery. Communal pathway leading to the rear car park and access to communal entrance.

Communal Entrance

UPVC double glazed doors opening to communal entrance with stairs rising to the first floor and stairs descending to the rear car park. UPVC double glazing throughout.

Entrance Hallway

6'09 x 15'07 (2.06m x 4.75m)

Smoothly plastered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. Wooden front door leading out the communal hallway. Wood panelled doors leading to living / dining room, kitchen. Further wood panelled doors leading to bedroom one and two, shower room and separate W.C. Access to two storage cupboards.

Living / Dining Room

12'02 x 16'09 (3.71m x 5.11m)

Smoothly plastered ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Electric fireplace with surround. Wood panelled door leading to the entrance hallway.

Kitchen

8'08 x 8'10 (2.64m x 2.69m)

Textured ceiling, smoothly plastered walls. Vinyl flooring. Porcelain tiled splashback's. UPVC double glazed window to the rear elevation. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Wall mounted combination boiler. Space for washing machine, space for gas cooker, space for fridge / freezer. Wood panelled door leading to the entrance hallway.

Bedroom One

12'02 x 13'04 (3.71m x 4.06m)

Smoothly plastered ceiling with coving, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Access to built-in wardrobes. Wood panelled door leading to the entrance hallway.

Bedroom Two

8'10 x 9'02 (2.69m x 2.79m)

Smoothly plastered ceiling, papered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Wood panelled door leading to the entrance hallway.

Shower Room

4'11 x 5'06 (1.50m x 1.68m)

Smoothly plastered ceiling, porcelain tiled walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear elevation. Double shower with thermostatically controlled shower overhead. Pedestal wash hand basin. Wood panelled door leading to the entrance hallway.

W.C Cloakroom

2'09 x 6'01 (0.84m x 1.85m)

Smoothly plastered ceiling, porcelain tiled walls. Ceramic tiled flooring. UPVC double glazed window with obscured glass to the rear elevation. Close coupled toilet. Wood panelled door leading to the entrance hallway.

GARAGE

Access to situated to the rear of the main building. Access 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.

PHOTOGRAPH DISCLAIMER

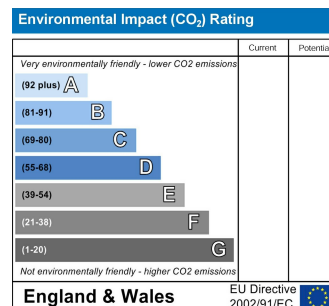
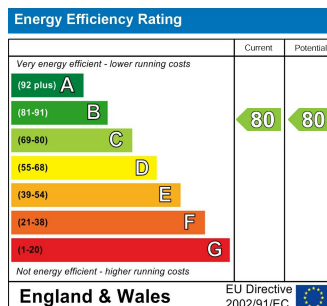
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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.



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