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28 Barrians Way, Barry CF62 8JG

£160,000 Leasehold

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

Welcome to this delightful flat located on Barrians Way in the charming town of Barry. Situated just off Colcot Road and Jenner Road, this property boasts an enviable position with local amenities and schools conveniently close by, making it an ideal choice for families and professionals alike.

Upon entering the flat, you are greeted by a secure communal entrance with intercom access, leading you to the second floor. The entrance hallway provides access to two generously sized double bedrooms, perfect for restful nights. The spacious living room offers a comfortable space for relaxation and entertaining, while the kitchen breakfast area is well-equipped for your culinary needs.

The bathroom, conveniently located off the entrance hallway, is designed for both functionality and comfort. Additionally, the flat features a utility cupboard with space for a washing machine, along with a second storage cupboard, ensuring you have ample space for your belongings.

Step outside to discover the communal garden at the rear, which is laid to lawn and adorned with established shrubbery, providing a peaceful retreat for residents. The garden also features rotary lines for your convenience.

This property has been thoughtfully updated, with new windows and a combination boiler installed in 2024, ensuring modern comfort and efficiency. As a leasehold property, it offers approximately 89 years remaining on the lease, with a monthly service charge of £110.00.

In summary, this flat presents a wonderful opportunity for those seeking a blend of modern living and tranquillity in Barry. Don't miss the chance to make this charming property your new home.



FRONT

Residents parking with one allocated parking space, visitor parking is also available, Paved pathway. Intercom security entrance to communal entrance hallway.

Communal Entrance

Stairs rising to the second floor. Rear access to communal garden.

Entrance Hallway

3'09 x 14'00 (1.14m x 4.27m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wood panel doors leading to bedrooms one and two, living room and kitchen / breakfast. A Further wood panelled door leading to bathroom. Utility cupboard with space for washing machine and separate storage cupboard.

Living Room

13'00 x 13'03 (3.96m x 4.04m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window. Wood panelled door leading through to the entrance hallway.

Kitchen / Breakfast

8'09 x 13'05 (2.67m x 4.09m)

Textured ceiling with coving, smoothly plastered walls - part papered. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window. Fitted kitchen, comprising of wall and base units. Wood laminate worktops. Integrated four ring gas hob, integrated oven. Cooker hood. Stainless steel sink, breakfast bar area. Space for fridge / freezer, space for washing machine. 2024 Combination wall mounted boiler. Wood panelled door leading to the entrance hallway.

Bedroom One

9'08 x 13'03 (2.95m x 4.04m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window. Wood panelled door leading through to the entrance hallway.

Bedroom Two

9'03 x 11'11 (2.82m x 3.63m)

Textured ceiling with coving, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window. Wood panelled door leading through to the entrance hallway.

Bathroom

6'08 x 9'03 (2.03m x 2.82m)

Textured ceiling with coving, porcelain tiled walls. Ceramic tiled flooring. Wall mounted radiator. UPVC double glazed window with obscured glass. Pedestal wash hand basin, bath with electric shower overhead, close coupled toilet. Wood panelled door leading through to the entrance hallway.

REAR

Enclosed rear communal garden with laid to lawn and planted established shrubbery. Communal rotary lines.

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.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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