



Ty Capstan Rhodfa'r Gwagenni, Barry CF63 4AU

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

Situated in the charming area of Rhodfa'r Gwagenni, Barry, this delightful one-bedroom apartment on the second floor offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious living room that boasts a lovely Juliette balcony, allowing natural light to flood the space and providing a pleasant view of the surroundings.

The apartment features one well-proportioned bedroom, ideal for a single occupant or a couple seeking a cosy retreat. The bathroom is thoughtfully designed, ensuring functionality and ease of use.

For those with a vehicle, the property includes allocated parking for one car, adding to the convenience of urban living. This apartment is sold with no chain, making it an attractive option for first-time buyers or those looking to downsize without the hassle of lengthy waiting periods.

It is important to note that the property is leasehold, with 105 years remaining on the lease. The ground rent is set at £100 per annum, and the service charge is £1,311.84 per annum, which covers the maintenance of communal areas and other essential services.

This apartment presents an excellent opportunity to enjoy a comfortable lifestyle in a vibrant community, with easy access to local amenities and transport links. Whether you are looking to invest or find your new home, this property is certainly worth considering.



FRONT

COMMUNAL ENTRANCE

Communal entrance with intercom entry system. Stairs rising to the second floor. Wooden door opening from the communal entrance into the entrance hallway.

ENTRANCE HALLWAY

9'4 x 4'3 (2.84m x 1.30m)

Smoothly plastered ceiling and walls. Tiled flooring. Wall-mounted electric heater. Wooden doors leading to the living room, bedroom, and bathroom. Cupboard housing the hot water tank with fitted shelving. Further cupboard providing cloak storage and housing the electric consumer unit. Intercom electric entry system. Wooden door opening to the communal entrance.

LIVING ROOM

14'2 x 11'0 (4.32m x 3.35m)

Open-plan living and kitchen area with smoothly plastered ceiling and walls. Laminate flooring in the living area and tiled flooring in the kitchen area. UPVC double-glazed French doors opening onto a Juliet balcony overlooking the front elevation. Electric storage heater.

KITCHEN

8'3 x 5'8 (2.51m x 1.73m)

Eye-level wall units and base units. Laminate work surfaces with ceramic tile splashback areas. Stainless steel sink with mixer tap and drainer board. Plumbing for a washing machine. Integrated electric oven. Integrated electric hob with wall-mounted fan-assisted extractor above. Space for a fridge freezer.

BEDROOM

12'7 x 9'4 (3.84m x 2.84m)

Smoothly plastered ceiling and walls. Alcove with space for a wardrobe. Laminate flooring. UPVC double-glazed window overlooking the front aspect. Wall-mounted electric heater.

BATHROOM

7'1 x 5'5 (2.16m x 1.65m)

Smoothly plastered ceiling and walls. Extractor fan. Tiled flooring. Close-coupled toilet. Pedestal wash hand basin with twin taps. Bath with mixer tap and electric shower over. Ceramic tile splashback surround. Bi-folding shower screen. Shaver point. Electric 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.

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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