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Glan Hafren Maes-Y-Coed, Barry CF62 6TA

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

A desirable and recently fully renovated beach side second floor apartment with panoramic views across the Pebble Beach, Bristol Channel and Somerset coastline beyond. A 'stone's throw' from cafés and in walking distance to the Knap gardens & lake, the Old Harbour and Romilly Park. Wales Coastal Path runs beside well maintained communal gardens. Access via security door entry intercom system.

Accommodation briefly comprises: communal entrance with stairs rising to the second floor, entrance hallway, lounge / dining room with UPVC double glazed patio door's opening onto a balcony area with continuation of the breath-taking views, fitted Kitchen and one bedroom with ample built in storage. Shower-room. Garage. The property benefits from solid oak internal doors, a full electrical rewire, new fitted carpets and a replacement bathroom, and UPVC double glazed windows and patio doors and gas central heating. Ample parking on site and garage. Easy access to High Street shops and Barry train station providing links to Cardiff and Bridgend.

Agents Note. Share of the freehold. Annual service charge of £800.00.



FRONT

Residential parking and access to garage. Surrounded by communal gardens. Communal entrance via a security intercom system.

Communal Entrance

Communal entrance with security intercom system. Stairs rising to the second floor. Enter property via a Solid oak front door.

Entrance Hallway

5'00 x 9'01 (1.52m x 2.77m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Fitted carpet flooring. Intercom system. Solid Oak front door leading from the communal landing. Solid oak internal doors leading to the Living/dining room and bedroom one. Solid Oak glazed door leading to the bathroom. Access to storage.

Living / Dining Room

10'05 x 16'07 (3.18m x 5.05m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed patio doors leading to the balcony with far reaching channel views, view over the pebble beach and the somerset coast line. Solid Oak wood framed door leading to the kitchen. Solid Oak door leading to the entrance hallway.

Kitchen

7'01 x 10'04 (2.16m x 3.15m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Vinyl flooring. UPVC double glazed window to the front elevation. Fitted kitchen comprising of base units. Wood laminate worktops. Integrated four ring gas hob, integrated oven. Stainless steel sink. Space for washing machine, space for tumble dryer. Wall mounted boiler. Solid Oak glazed door leading to the living / dining room.

Bedroom

9'02 x 12'10 (2.79m x 3.91m)

Smoothly plastered ceiling with inset lights, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with far reaching channel views, views over the pebble beach and somerset coastline. Built in wardrobes which has integrated lighting. Solid Oak door leading to the entrance hallway.

Bathroom

7'04 x 9'01 (2.24m x 2.77m)

Smoothly plastered ceiling with inset lights, porcelain tiled walls. Travertine tiled flooring. Wall mounted vertical double column radiator. UPVC double glazed obscured glass window to the front elevation. Double shower with thermostatically controlled shower over. Pedestal wash hand basin. Close coupled Toilet. Solid Oak glazed door leading to the entrance hallway.

REAR

Communal gardens, laid to lawn. Panoramic views across the channel, pebble beach and the somerset coast line. Pathway leading to the coastal foot paths.

GARAGE

8'08 x 17'08 (2.64m x 5.38m)

Up and over garage door.

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 Freehold. 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		
	76	81
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



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