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21 Romilly Road, Barry CF62 6LF
£210,000 Share of Freehold

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

Situated on the charming Romilly Road in the West End of Barry, this delightful top floor apartment with far reaching channel views presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. The property is ideally situated within walking distance of local schools, parks, and the bustling High Street shopping area, as well as convenient bus and train links, making it a prime location for both convenience and community.

Upon entering, you are greeted by a secure communal entrance with an intercom system, leading to a staircase that ascends to the second floor. The entrance hallway opens into a spacious living room that boasts far-reaching views of the channel, creating a serene backdrop for relaxation. This area seamlessly flows into a modern fitted kitchen with integrated appliances and dining space, which also enjoys the same stunning views, perfect for entertaining or enjoying family meals.

The flat comprises two well-proportioned double bedrooms, with the master bedroom featuring the added luxury of an en-suite shower room. A well-appointed family bathroom completes the accommodation, ensuring comfort and convenience for all residents.

The property benefits from UPVC double glazing and gas central heating throughout, providing warmth and energy efficiency. This flat is a fantastic choice for those looking to settle in a vibrant area of Barry, offering both style and practicality.

Please note that this is a share of the freehold property, with a lease term of approx. 999yrs and an monthly service charge of £125.00. Don't miss the chance to make this lovely apartment your new home or investment in a sought-after location.







FRONT
Communal front garden. Paved pathway leading to communal entrance via security intercom system.

Communal Entrance
Stairs rising to the second floor.

Entrance Hallway
3'02 x 11'08 (0.97m x 3.56m)
Smoothly plastered ceiling with inset lights, smoothly plastered walls. Security intercom. Fitted carpet flooring. Wall mounted radiator. Solid oak internal doors leading to living room, bedrooms one and two and the family bathroom. Solid oak door leading to the communal entrance hallway.

Living Room
14'00 x 16'09 (4.27m x 5.11m)
Smoothly plastered ceiling with inset lights, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed bay window to the front elevation with far reaching channel views. Through opening to Kitchen / dining room. Solid oak door leading to the entrance hallway.

Kitchen / Dining
11'10 x 12'00 (3.61m x 3.66m)
Smoothly plastered ceiling with inset lights, smoothly plastered walls. Porcelain tiled splashbacks. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation with far reaching channel views. A modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel 1/12 bowl sink with mixer tap. Integrated induction hob, stainless steel cooker hood. Integrated oven, integrated fridge/freezer. integrated washing machine and integrated dishwasher. Through opening to living room.

Bedroom One
8'02 x 12'11 (2.49m x 3.94m)
Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Solid oak door leading to the En-suite shower room. Built in storage cupboard's Solid oak door leading to the entrance hallway.

En-Suite Shower Room
3'01 x 9'06 (0.94m x 2.90m)
Smoothly plastered ceiling with inset lights, smoothly plastered walls. Porcelain tiled splashbacks. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the side elevation. Double shower with thermostatically control. Wash hand basin. Close couple toilet. Solid oak door leading to bedroom one.

Bedroom Two
11'00 x 12'06 (3.35m x 3.81m)
Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Solid oak door leading to the entrance hallway.

Family Bathroom
4'11 x 10'02 (1.50m x 3.10m)
Smoothly plastered ceiling with inset lights, smoothly plastered walls. Ceramic tiled splashbacks. Wood laminate flooring. Wall mounted double Colum radiator. Bath with thermostatically controlled shower over head. Vanity wash hand basin. Close coupled toilet. Solid oak door leading to the entrance hallway.

REAR
Rear communal garden, Paved pathway. raised Laid lawn. Planted established shrubbery. Feather edged fencing surrounding.

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.









