



11 Amorella House Glanfa Dafydd, Barry CF63 4BG

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

****CASH BUYERS ONLY**** This well presented Westbury 2004 built second floor, modern apartment placed on the popular Waterfront location, close to all amenities including a short walk to The Goodsheds development. Briefly comprising, communal entrance hallway with security intercom system, stairs rising to second floor, entrance hallway, living room with French doors opening to a wrap around balcony with waterfront views, a double bedroom with storage, a modern kitchen with integrated appliances and a family bathroom. Benefiting from electric storage heating, designated parking and ample visitors parking.

The property represents an ideal buy to let investment. Agents note: The lease is 999 years from 2004. The service charge is approx. £112 per month. Ground rent is £50 per annum.



FRONT

Purpose built pathways with ample visitors parking bays.

COMMUNAL ENTRANCE

Communal doors with electric entry system, stairs rising to second floor, wooden fire door into entrance hallway.

Entrance Hallway

Smoothly plastered ceiling and walls, laminate flooring, wall mounted storage heater. Access to all rooms via wooden doors.

Living Room

18'7 x 10'8 (5.66m x 3.25m)

Smoothly plastered ceiling and walls, fitted carpet flooring, uPVC double glazed window overlooking the side elevation, Patio doors opening to an enclosed balcony with water views. Wall mounted storage heater.

Kitchen

11'10 x 10'6 (3.61m x 3.20m)

Smoothly plastered ceiling with inset spotlighting, plastered walls, vinyl flooring. Fitted base units and wall mounted units with under lighting. laminate worktops, integrated washing machine, integrated electric oven and hob with extractor fan overhead. Space for fridge freezer. Storage cupboard housing electric boiler/hot water system. Wall mounted storage heater.

Bedroom

11'8 x 10'3 (3.56m x 3.12m)

Smoothly plastered ceiling and walls, fitted carpet flooring, uPVC double glazed window overlooking the front with water views. Fitted wardrobe. Electric installed for wall mounted TV. Storage heater.

Family Bathroom

6'9 x 6'8 (2.06m x 2.03m)

Smoothly plastered ceiling with inset spotlighting and extractor fan, part plastered walls with ceramic tiles, tile flooring. Pedestal wash hand basin, close coupled toilet, bath with rain shower overhead. Towel rail radiator.

REAR

Allocating parking bay.

COUNCIL TAX

Council tax band tbc.

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

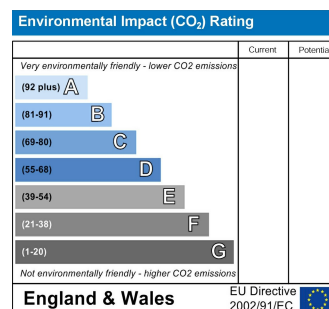
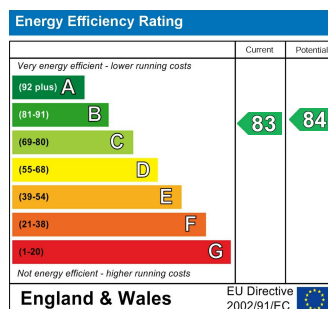
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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.



www.ninaestateagents.co.uk

