



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA  
01446 736888 | enquiries@ninaestateagents.co.uk  
www.ninaestateagents.co.uk



## 12 Davnic Close, Barry CF63 2HT £99,950 Leasehold

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

Welcome to Davnic Close, Barry, this delightful top floor flat offers a perfect blend of comfort and convenience. With two generously sized bedrooms, this property is ideal for individuals or small families seeking a peaceful retreat while remaining close to local amenities.

The spacious lounge provides an inviting atmosphere, perfect for relaxation or entertaining guests. Natural light floods the room, enhancing the sense of space and warmth. The flat also features a well-appointed bathroom, ensuring all your needs are met.

One of the standout features of this property is its prime location. Just a short stroll away, you will find the vibrant Barry town centre, with shops, cafes, and restaurants, making it easy to enjoy the local culture and community. Additionally, Cadoxton train station is within walking distance, providing excellent transport links for those commuting or exploring the wider area.

Whether you are looking to invest or find your next home, this property is a wonderful opportunity not to be missed.

Tenure: Leasehold – 999 years from. 25.06.1968.

Ground rent – £1.00 per annum.

Service charge – Approx. £1,121.84per annum



## FRONT

Steps descend to a communal UPVC double-glazed front door with intercom entry.

## COMUNAL ENTRANCE

Steps rising to the top floor, leading to a UPVC double-glazed obscure glass door into the entrance hallway.

## HALLWAY

Smooth plastered ceiling with coving, attic access, UPVC double-glazed side window, wall-mounted radiator. Meter cupboards with electric consumer unit; storage cupboards including one housing a combination boiler for central heating. Doors to bedrooms, family bathroom, kitchen, and living room; intercom electric entry system.

## LOUNGE

14'6 x 12'1 (4.42m x 3.68m)

Textured ceiling with coving, plastered walls, dado rails, fitted carpet. Radiator, wall-mounted lighting. UPVC double-glazed rear window with views over Barry and sea views across the Bristol Channel.

## KITCHEN

10'1 x 7'5 (3.07m x 2.26m)

Plastered ceiling with extractor fan, plastered and tiled walls, vinyl flooring. UPVC double-glazed front window. Eye-level and base units, work surfaces, stainless steel sink with drainer and mixer tap. Plumbing for washing machine; space for undercounter fridge and freezer; electric oven; integrated gas hob with wall mounting.

## BEDROOM ONE

14'7 x 8'8 (4.45m x 2.64m)

Textured ceiling, papered walls, fitted carpet. Wall-mounted radiator; UPVC double-glazed rear window.

## BEDROOM TWO

12'0 x 7'4 (3.66m x 2.24m)

Plastered ceiling with coving, plastered walls, fitted carpet. Radiator; new PVC double-glazed rear window.

## FAMILY BATHROOM

8'4 x 4'1 (2.54m x 1.24m)

Plastered ceiling with extractor fan, tiled walls and flooring. UPVC double-glazed front window. Close-coupled toilet, bath with electric shower over and twin taps, pedestal wash hand basin with twin taps, wall-mounted radiator.

## REAR

Communal garden with rotary line for drying clothes. Parking.

## 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

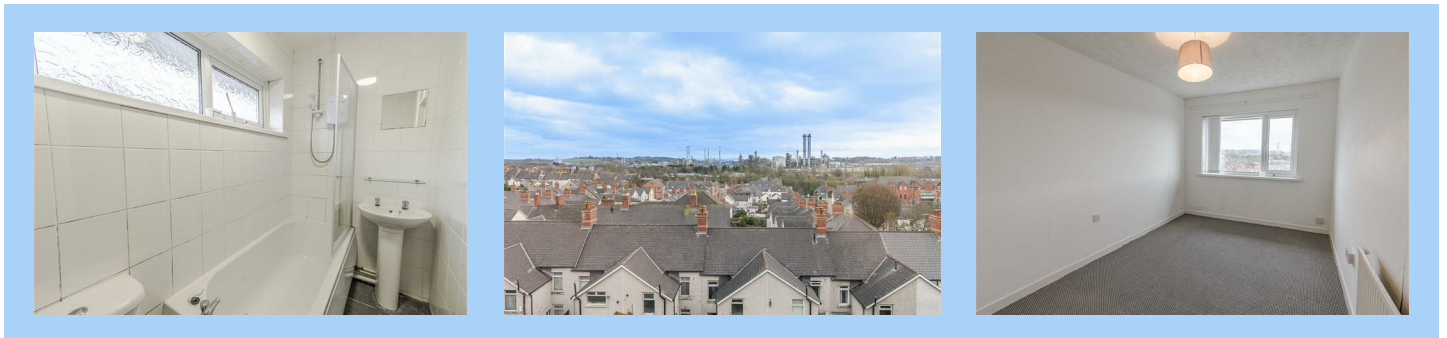
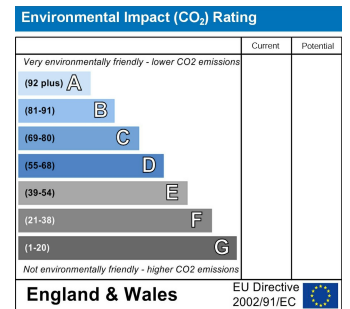
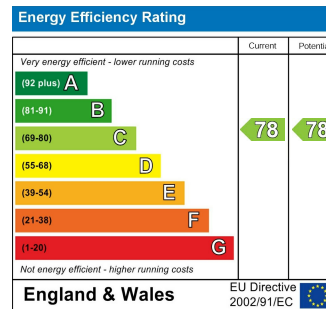
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## PROCEEDS OF CRIME ACT 2002

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.



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