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97 Ffordd Y Mileniwm, Barry CF62 5BD
Offers In Excess Of £140,000 Leasehold

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

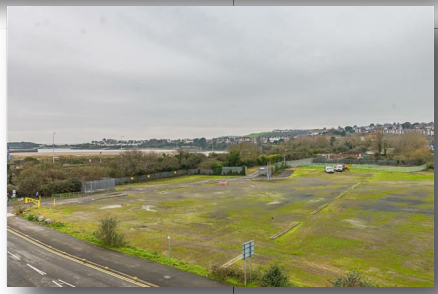
Situated in the charming area of Ffordd Y Mileniwm, Barry, this delightful apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for couples, or individuals seeking a peaceful retreat. The apartment features a spacious open plan reception room, providing a welcoming space for relaxation and entertaining guests.

The property boasts two modern bathrooms, ensuring that morning routines are both efficient and comfortable. The contemporary design and thoughtful layout make the most of the available space, creating an inviting atmosphere throughout. One of the standout features of this apartment is the provision for parking, accommodating up to two vehicles. This is a rare find in many apartment blocks, making it an excellent choice for those who require easy access to their vehicles.

Situated in Barry Waterfront, residents will enjoy the benefits of a vibrant community with a range of local amenities, including shops, cafes, public parks and walks to local beaches. The area is well-connected, offering convenient transport links to nearby towns and cities, making it an ideal location for commuters.

In summary, this apartment on Ffordd Y Mileniwm presents a wonderful opportunity for those looking to settle in a desirable area of Barry. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this lovely flat your new home.

AGENTS NOTE: Tenure: Leasehold – 120 years from. 2016. 110 Years remaining.
Service charge – Approx. £130 Per month



FRONT
Allocated parking for two vehicles. Situated a short walk from Barry Island's public beaches and close to amenities like a supermarket and schools. Access to the communal front door with intercom entry system.

Communal Entrance
Stairs rising to the top floor apartment.

Hallway
3'04 x 9'00 x 11'07 (1.02m x 2.74m x 3.53m)
Smooth plastered ceilings and walls, fitted carpet flooring, an electric intercom entry system, storage cupboard, and a radiator. It provides access to the bedrooms, family bathroom, and the main living area.

Living/Kitchen
18'2 x 10'6 (5.54m x 3.20m)
This open-plan space includes plastered ceilings and walls, fitted carpet flooring, and floor-to-ceiling uPVC double-glazed windows. The kitchen area is equipped with wall and base units, a breakfast bar, a wall-mounted combination boiler, an electric oven, a gas hob with an integrated extractor fan, and plumbing for a washing machine. There is space for a fridge-freezer and a radiator.

Bedroom One
12'6 x 8'7 (3.81m x 2.62m)
Plastered ceiling and walls, fitted carpet flooring, and a uPVC double-glazed window with side-aspect sea views across the harbour and towards green land. It includes a radiator and a door to the en-suite.

En-Suite
6'2 x 5'2 (1.88m x 1.57m)
Plastered ceiling with an extractor fan, plastered walls with ceramic splashback tiles, and non-slip vinyl flooring. It is fitted with a shower cubicle with a mains-operated shower, a close-coupled toilet, a pedestal wash basin with twin taps, and shaver points.

Bedroom Two
9'1 x 8'5 (2.77m x 2.57m)
Plastered ceiling and walls, fitted carpet flooring, and a uPVC double-glazed window offering side-aspect sea views of the old harbour and green land. It also has a radiator.

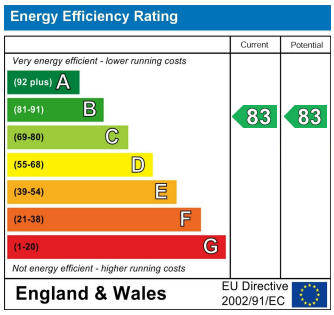
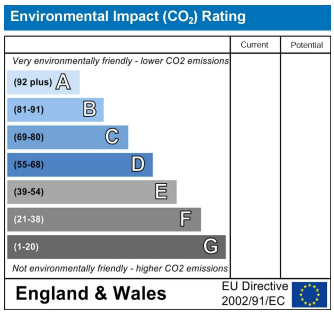
Family Bathroom
6'3 x 5'2 (1.91m x 1.57m)
Plastered ceiling with an extractor fan, plastered walls with ceramic splashback tiles, and non-slip vinyl flooring. The suite includes a bath with twin taps and an electric shower over it, a close-coupled toilet, a pedestal wash basin with twin taps, a radiator, and shaver points.

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.