



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



27 Barrians Way, Barry CF62 8JG £150,000 Leasehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Welcome to this charming flat located on Barrians Way in the delightful town of Barry. This well-appointed property features two comfortable bedrooms, making it an ideal choice for couples, small families, or individuals seeking a bit of extra space. The flat boasts a welcoming reception room, perfect for relaxing or entertaining guests.

The bathroom is conveniently situated, ensuring ease of access for all residents. One of the standout features of this property is the dedicated parking space for one vehicle, a valuable asset in this bustling area.

Situated in a pleasant neighbourhood, this flat offers a wonderful blend of comfort and convenience. Residents can enjoy the local amenities that Barry has to offer, including shops, parks, and transport links, making it easy to explore the surrounding areas.

This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of modern living. Whether you are a first-time buyer or seeking a rental investment, this flat on Barrians Way is certainly worth considering. Don't miss the chance to make this lovely flat your new home.



FRONT

The property includes a communal entrance at the front with an intercom entry system and stairs rising to the top floor. An allocated parking space is provided.

COMMUNAL ENTRANCE

HALLWAY

14'5 x 13'8 (4.39m x 4.17m)

Textured ceiling with loft access and coving, plastered walls, and fitted carpet flooring. It is equipped with an electric storage heater and an entry intercom system. Doors from the hallway lead to the bedrooms, family bathroom, kitchen, and living room. There is also a storage cupboard and another cupboard housing the hot water tank. The main entrance is a wooden door opening to the communal hallway.

LIVING ROOM

13'3 x 13'1 (4.04m x 3.99m)

Textured ceiling with coving, plastered walls, fitted carpet flooring, and a feature fireplace. UPVC double-glazed doors open onto an enclosed Juliette balcony that overlooks the front elevation.

KITCHEN

13'8 x 8'8 (4.17m x 2.64m)

Textured ceiling with coving, plastered walls with ceramic splashback tiles, and tile flooring. A UPVC double-glazed window overlooks the rear communal gardens. The kitchen includes eye-level and base units, laminate work surfaces, and a stainless steel sink with a mixer tap and drainer board. There is space for an electric cooker, plumbing for washing machine, space for tumble dryer, and space for a tall fridge-freezer, along with some dining space. It also features fitted shelving.

BEDROOM ONE

13'6 x 9'6 (4.11m x 2.90m)

Textured ceiling with coving, plastered walls, and fitted carpet flooring. A wall-mounted electric storage heater and a UPVC double-glazed window overlooking the rear elevation complete the room.

BEDROOM TWO

9'8 x 9'3 (2.95m x 2.82m)

Textured ceiling with coving, plastered walls, and fitted carpet flooring. It contains an electric storage heater, a fitted wardrobe with mirrored doors, and a UPVC double-glazed window that overlooks the rear communal gardens.

FAMILY BATHROOM

9'5 x 7'7 (2.87m x 2.31m)

Textured ceiling with coving, fully tiled ceramic walls and flooring, and a UPVC double-glazed obscure glass window to the rear. It is fitted with a close-coupled toilet, a pedestal wash hand basin with twin taps, and a bath with an electric shower over it. An electric heater with shaver points is also present.

REAR GARDEN

Communal garden area with facilities for drying clothes.

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.

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		
England & Wales		
EU Directive 2002/91/EC		

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		
England & Wales		
EU Directive 2002/91/EC		



www.ninaestateagents.co.uk

