



6 Davnic Close, Barry CF63 2HT £89,950 Leasehold

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

Situated in the charming area of Davnic Close, Barry, this two-bedroom flat offers a unique opportunity for those looking to create their ideal living space. While the property is in need of renovation, it boasts a welcoming communal entrance and an inviting hallway that leads to two generously sized double bedrooms. The spacious living room features partial views of the channel, providing a delightful backdrop for relaxation and entertaining. Additionally, the flat includes a fitted kitchen and a shower room, both of which present potential for modernisation.

Barry is renowned for its vibrant community spirit and breath-taking coastal scenery, making it an attractive location for individuals who value both urban conveniences and natural beauty. Residents benefit from easy access to a variety of local shops, cafes, and recreational areas, enhancing the overall living experience in this delightful town.

This flat represents an excellent opportunity for first-time buyers or those seeking a rental property in a friendly neighbourhood rich in history and local attractions.

In summary, this flat on Davnic Close is not just a property; it is a chance to become part of a thriving community in Barry, where you can enjoy the best of both urban and coastal living.

AGENTS NOTE: Tenure: Leasehold – 999 years from. 25.06.1968.
Ground rent – £1.00 per annum.
Service charge – Approx. £1,121.84 per annum



FRONT

Communal door with intercom entry system. Stairs rising to the top floor apartment.

Entrance Hallway

2'10 x 4'09 x 24'00 (0.86m x 1.45m x 7.32m)

Wood panelled ceiling, textured walls. Fitted carpet flooring. Wall mounted radiator. Built-in storage. Wall mounted housed combination boiler. UPVC double glazed window to the front elevation. Wood framed glazed door leading from communal entrance. Wood framed doors with glazed inserts leading to bedrooms one and two. Further glazed doors leading to lounge and bathroom, through opening to kitchen.

Living Room

11'11 x 14'04 (3.63m x 4.37m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with partial channel views. Wood framed door with glazed insert leading through to the entrance hallway.

Kitchen

7'04 x 9'10 (2.24m x 3.00m)

Wood panelled ceiling, partial wood panelled walls. Porcelain tiled splashbacks. Wood laminate flooring. UPVC double glazed window to the front elevation. Kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel sink. Integrated electric hob. Integrated oven. Space for washing machine, space for fridge freezer.

Bedroom One

8'11 x 14'09 (2.72m x 4.50m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in storage. Wood framed door with glazed insert leading through to the entrance hallway.

Bedroom Two

7'06 x 11'11 (2.29m x 3.38m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear. Wood framed glazed door leading through to the entrance hallway.

Bathroom

4'02 x 8'10 (1.27m x 2.46m)

Wood panelled ceiling, porcelain tiled walls. Vinyl flooring. UPVC double glazed window with obscured glass to the front elevation. Pedestal wash hand basin, corner shower. Thermostatically controlled shower overhead. Close coupled toilet. Wall mounted towel rail. Wood framed door with glazed insert leading through to the entrance hallway.

REAR

Off-road parking. Communal gardens with clothes drying facility.

COUNCIL TAX

Council tax band A

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		
	71	77

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

