



## 31 St. Nicholas Close, Barry CF62 6QZ £142,000 Leasehold

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

Welcome to this charming first-floor apartment located on St. Nicholas Close in the delightful West end of Barry. This property offers a perfect blend of comfort and style, making it an ideal choice for individuals seeking a welcoming home. Situated in a quiet position, this first-floor two bedroom apartment is in an excellent location, you will find yourself just a short distance from local amenities, Romilly park and Beaches.

Close to transport links with a five minute stroll to Barry train station.

As you enter, you will be greeted by a spacious living and dining room, providing ample space for relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The retro-style kitchen adds a unique character to the apartment, offering a nostalgic charm while being functional for all your culinary needs. This apartment features two generously sized double bedrooms, ensuring that you have plenty of room for rest and privacy. The well-appointed bathroom is conveniently located, catering to the needs of modern living.

One of the standout features of this property is the enclosed balcony, where you can enjoy a peaceful moment with a cup of tea while taking in the distant views of Romilly Park. The communal garden further enhances the appeal of this apartment, providing a lovely outdoor space for residents to enjoy.





## FRONT

Communal landscaped gardens surrounding. Steps descending and leading to the communal front door.

## COMMUNAL ENTRANCE

Enter via a communal front door with steps rising to the first floor apartment. Newly fitted fire door opening to the entrance hallway.

## ENTRANCE HALLWAY

Plastered ceiling with papered walls. Vinyl flooring. Large storage cupboard with fitted shelving. Door opening to the living/dining room.

## LIVING ROOM/DINING AREA

19'8 x 17'9 (5.99m x 5.41m)

Papered ceiling with coving. Papered walls. Traditional wood block flooring. UPVC double glazed windows overlooking the rear communal gardens. Radiator. Doors opening to the enclosed balcony. Space for dining and ample room for living room furniture. Glass panel door opening to inner hallway. Glass door with side panel windows opening to the kitchen.

## ENCLOSED BALCONY

Steel balustrade with glass inserts. Tiled flooring. Space for pot plants and outdoor furniture. Views overlooking the communal gardens and distant views towards Romilly park.

## KITCHEN

11'2 x 8'4 (3.40m x 2.54m)

Plastered ceiling, tiled walls and vinyl flooring. UPVC double glazed windows overlooking the front with views across the communal landscaped gardens. Retro style kitchen with a selection of wall and base units with laminate worksurfaces over. Stainless steel sink and twins taps over. Space for gas cooker and fridge freezer. Door to utility room.

## UTILITY ROOM

7'0 x 4'10 (2.13m x 1.47m)

Plastered ceiling and walls. Vinyl flooring. UPVC double glazed window. Plumbing for washing machine and dish washer.

## INNER HALLWAY

Papered ceiling, papered walls and vinyl flooring. Storage airing cupboard with fitted shelving. Doors to bedrooms and family bathroom.

## BEDROOM ONE

12'2 x 9'3 (3.71m x 2.82m)

Papered ceiling with coving, papered walls and tiled flooring. Fitted storage. UPVC corner window with views across the communal gardens and distant views over Romilly park and the Bristol channel. Radiator.

## BEDROOM TWO

12'5 x 12'1 (3.78m x 3.68m)

Papered ceiling with coving, papered walls and tiled flooring. Fitted wardrobes. UPVC corner window with views across the communal gardens and distant views over Romilly park and the Bristol channel. Radiator. Wall mounted combination boiler enclosed to cupboard.

## FAMILY BATHROOM

6'6 x 6'3 (1.98m x 1.91m)

Plastered ceiling. Plastered walls with ceramic tiles. Vinyl flooring. UPVC double glazed window. Bath with twin taps. Pedestal wash hand basin. Close coupled toilet. Towel rail heater.

## REAR

Pathway leading to the communal gardens and access to dedicated storage shed with fitted shelving. Ideal for storing bikes or outdoor furniture.

## 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

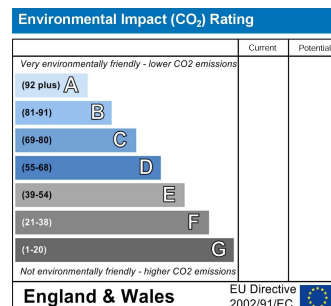
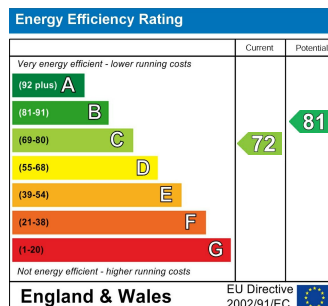
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## PROCEEDS OF CRIME ACT 2002

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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