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Flat 29 Crossways Street, Barry CF63 4PQ

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

A second floor apartment placed within the Town Centre location of Barry and offers close proximity to shops, schools and public transport.

A spacious and well presented throughout, viewing is essential. Briefly comprising, communal entrance via door entry security system with stairs rising to the second floor, entrance hallway, approx. 20ft living room, dining room with through opening into a fitted kitchen, two double bedrooms with built in wardrobes and a bathroom.

Benefiting from UPVC, gas central heating via a combination boiler.
Communal garden and parking to the rear in a block.

AGENTS NOTE:- Share of the freehold lease, this is amongst the other apartments with a 999 year lease. approx. £50.00 per month maintenance.



FRONT

Communal gardens, paved pathway leading to a intercom security door leading to the communal entrance hallway. Car parking to the rear.

Communal Entrance

Intercom security door. Steps ascending to the second floor. Wooden door leading to entrance hallway.

Entrance Hallway

5'11 x 11'03 (1.80m x 3.43m)

Textured ceiling, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Composite front door leading to communal landing. Wood panelled doors leading to living room, dining room, and Bedrooms one and two. A further wood panelled door leading through to the family bathroom. Access to large storage cupboard.

Living Room

14'05 x 19'02 (4.39m x 5.84m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panelled door leading through to the entrance hallway.

Dining Room

7'05 x 11'02 (2.26m x 3.40m)

Textured ceiling with coving, smoothly plastered walls. Wood laminate flooring. Wall mounted radiator. Through opening to kitchen / breakfast. Wood panelled door leading through to the entrance hallway.

Kitchen / Breakfast

7'07 x 11'06 (2.31m x 3.51m)

Textured ceiling, smoothly plastered walls. Vinyl flooring. UPVC double glazed window to the front elevation. Porcelain tiled splashback's. Fitted kitchen comprising of wall and base units. Wood laminate worktops. Five ring gas hob, integrated oven. Stainless steel cooker hood. Stainless steel 1 1/2 bowl sink. Space for washing machine, space for fridge / freezer. Through opening to dining. Wall mounted combination boiler (Housed).

Bedroom One

11'09 x 14'01 (3.58m x 4.29m)

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

Bedroom Two

9'03 x 14'07 (2.82m x 4.45m)

Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Access to built-in wardrobes. Wood panelled door leading through to the entrance hallway.

Bathroom

6'01 x 7'09 (1.85m x 2.36m)

Textured ceiling, porcelain tiled walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window with obscured glass to the rear. Pedestal wash hand basin, cistern toilet, bath with electric shower overhead. Wooden door leading through to the entrance hallway.

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

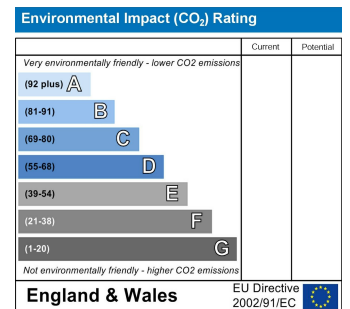
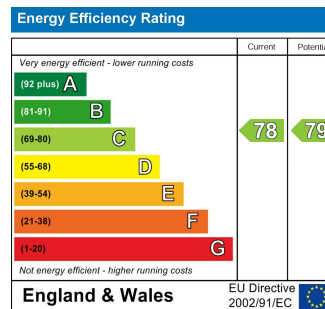
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

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 Leashold. You are advised to check these details with your solicitor as part of the conveyancing process.



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