

The Pumphouse ,
Hood Road,
Barry.
CF62 5BE

160,000



- CONVERTED PUMPHOUSE APARTMENT
- ONE BEDROOM
- OPEN PLANNED LIVING ROOM
- CLOAKROOM
- EN-SUITE SHOWER ROOM
- FABULOUS LOCATION
- CLOSE TO BEACHES
- CLOSE TO PUBLIC TRANSPORT
- WELL PRESENTED

Ref: PRB10204

Viewing Instructions: Strictly By Appointment Only



General Description

STUNNING MEZZANINE BEDROOM APARTMENT. Daniel Matthew are pleased to introduce to the market This well presented first floor apartment. Comprising of communal hallway, hallway/home office, cloakroom, utility room and an open planned living space to ground floor and a Mezzine double bedroom with En-suite shower room to the upper floor. Situated in the ever popular converted Pump house on the Barry waterfront. Close to all local amenities including the recently developed urban high street The Goodsheds with its boutique shops and collection of eateries. A short distance to Barry Island seaside resort with its golden sandy beaches and the start of the Heritage coast walks. Offered for sale with no ongoing chain. Viewing's are highly recommended to fully appreciate. To book your appointment call 01446 502806 and speak to one of our team.

Accommodation

Entrance

A communal entrance with intercom entry system. Glazed door into hallway, lift to upper floor. wall mounted post boxes. Staircase with spindled balustrade and fitted carpet to upper floor.



Hallway (12' 10" Max x 9' 08" Max) or (3.91m Max x 2.95m Max)

Stripped and varnished wooden floorboards. Double power point. Modern Wifi controlled electric radiator. Staircase rising to upper floor with recessed feature lighting, fitted carpet and spindled balustrade. Doors into :-



Cloakroom/w.c

Continuation of flooring. Close coupled WC, wash hand basin inset into a vanity unit. Waterfall mixer tap. Wall mounted mirror over. Heated towel rail.

Utility Room

Continuation of flooring. floor standing water tank. Wall mounted consumer unit. Plumbing and space for washing machine.

Open Plan Kitchen/Dining/Family Room (24' 10" x 14' 05") or (7.57m x 4.39m)

Stripped and varnished floorboards, Two modern Wifi controlled electric radiators. The kitchen area has a rang of base and eye level units with high gloss doors and complimenting granite work surfaces. Inet single drainer stainless steel sink with mixer tap over. Built in Electric oven and hob with extractor fan over. Integrated fridge/freezer. Space for dining table. Open planned into living area. Two windows to side elevation with views towards the Waterfront. Polished concrete media wall. Vaulted ceiling with four pendant light fittings. The kitchen has flat plastered ceiling with recessed lighting.

Master Bedroom (12' 05" Min x 9' 09") or (3.78m Min x 2.97m)

Fitted neutral coloured carpet. Glass balustrade overlooking lounge area. Recess for clothes rail. Vaulted glass roof with blinds. Windows to both side elevations. Modern electric radiator. Door into :-



En Suite (5' 10" Min x 4' 04" Max) or (1.78m Min x 1.32m Max)

Wood effect vinyl flooring, close coupled WC. wash hand basin inset into vanity unit. Wall mounted mirror over. Double shower cubicle with rain shower and sliding doors. Aqua boarding to all splash backs. Heated towel rail. Built in storage cupboard. Flat plastered ceiling with recessed lighting.

Parking

One allocated parking space in car park.

Services

Mains electricity, mains water, mains drainage

EPC Rating: 73

Tenure

We are informed that the tenure is Leasehold

Length of lease: 110 years remaining.

Ground Rent

£125 per annum

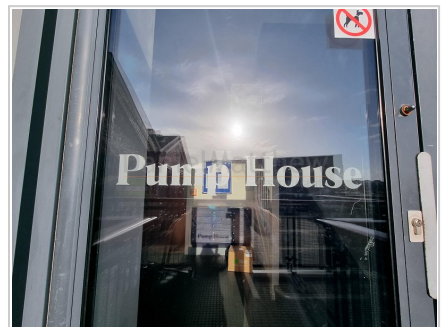
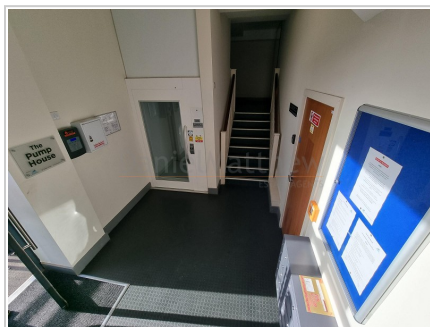
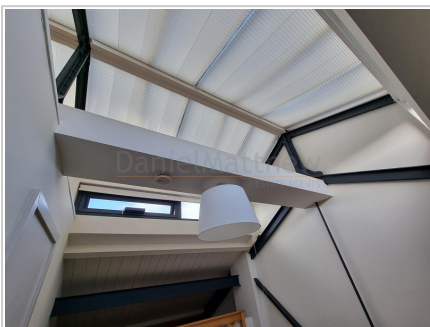
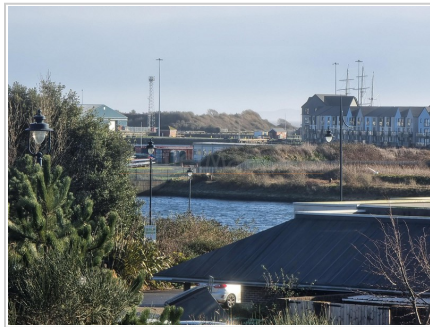
Service Charge

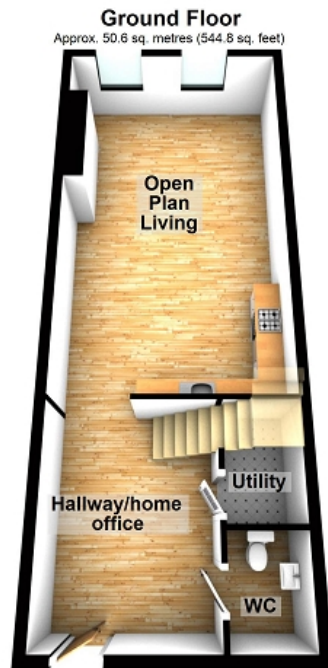
approx £2300

Council Tax

Band Not Specified

Deposit: NOT KNOWN





Total area: approx. 68.4 sq. metres (736.6 sq. feet)

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.