

St.
Nicholas Close,
Barry,
The Vale Of Glamorgan.
CF62 6QZ

145,000



- WEST END LOCATION
- TWO BEDROOMS
- UPPER FLOOR
- CLOSE TO AMENITIES
- NO ONGOING CHAIN
- WELL PRESENTED
- COMMUNAL GARDEN
- CLOSE TO BEACHES
- CLOSE TO PARKS

Ref: PRB10212

Viewing Instructions: Strictly By Appointment Only

General Description

WESTEND LOCATION. Daniel Matthew are proud to offer to the market this upper floor apartment. Comprising of Communal hallway, hallway, lounge/dining room, kitchen, inner hallway, two bedrooms and a family bathroom. Benefiting from double glazing and gas central heating. Lovely communal gardens. Situated just off park crescent in Barry close to all local amenities including schools, shops and public transport. A short distance from Porthkerry park, Romilly park, the Knap and Pebble beach and Barry island seaside resort. Viewing's are highly recommended to fully appreciate. To book to view call 01446 502806

Accommodation

Entrance

Enter through communal door. Staircase rising to upper floor

Hallway

Wood effect Vinyl flooring, Storage cupboard
Door leading to :-



Lounge/Diner (19' 07" x 17' 06") or (5.97m x 5.33m)

Fitted carpets, flat plastered walls and ceilings. 2 radiators. Window to the rear, sliding patio doors leading onto balcony. The balcony has views over Romilly Park and across the Bristol Channel.
Doors into:-



Kitchen (8' 02" x 11' 01") or (2.49m x 3.38m)

Wooden effect vinyl flooring, glass screen. Range of base units with complimenting work surfaces. Inset single drainer sink with mixer tap over. Spaces for washing machine, fridge freezer and slot in cooker. Partially tiles walls. Door into utility room

Utility Room (5' 08" x 4' 05") or (1.73m x 1.35m)

Base and eye level units obscured window to the front



Inner Hallway

Fitted carpet, storage cupboard



Bedroom One (12' 06" x 9' 06" Min) or (3.81m x 2.90m Min)

Fitted carpet, radiator, flat plastered walls and ceilings. Cupboard housing wall mounted combi boiler window to the rear with views over Romilly Park and across Bristol Channel

Bedroom Two (10' 01" Min x 9' 02") or (3.07m Min x 2.79m)

Fitted carpets a range of built in wardrobes with sliding doors, radiator. Window to side with views across Bristol Channel.



Shower Room (5' 04" x 6' 05") or (1.63m x 1.96m)

Double shower cubicle with shower running from mains. Wash hand basin inset into vanity unit. Low level W.C
Partially tiled walls.



Outside

Communal gardens mainly laid to lawn, mature planting, communal seating/benches and trees.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Leasehold

Length of lease: 109 years..

Ground Rent

£250

Service Charge

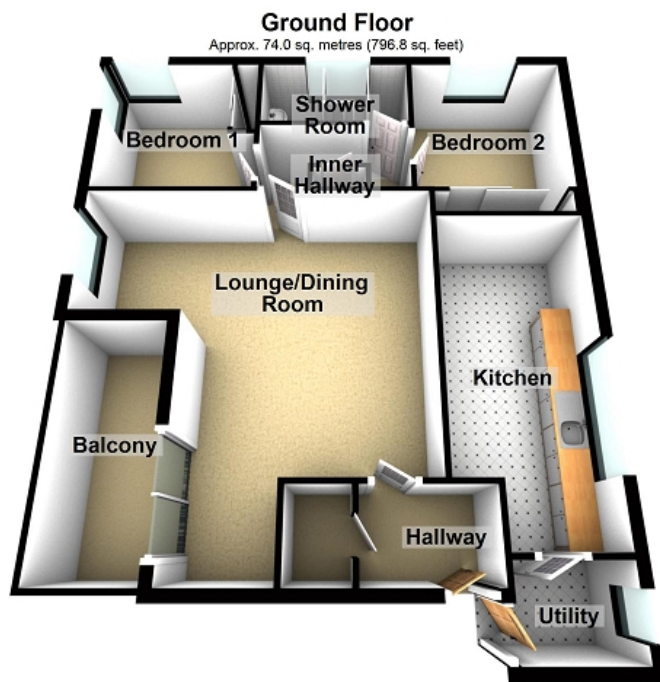
£1437.12 Per Annum

Council Tax

Band Not Specified

Deposit: NOT KNOWN





Total area: approx. 74.0 sq. metres (796.8 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.