

39 Mulberry court
St Nicholas
Barry
Glamorgan
CF62 6QZ

£85,000



- NO CHAIN
- GROUND FLOOR STUDIO APARTMENT
- OPEN PLAN LOUNGE/BEDROOM
- KITCHEN
- BATHROOM
- IN NEED OF REFURBISHMENT
- CASH BUYERS ONLY
- CLOSE TO ROMILLY PARK & THE KNAP
- IDEAL INVESTMENT
- LEASEHOLD PROPERTY

Ref: PRB10108

Viewing Instructions:



General Description

*** CASH BUYERS ONLY *** Daniel Matthew Estate Agents are pleased to offer for sale this ground floor studio apartment which is situated within walking distance to Romilly Park and The Knap. Property comprises hallway, bathroom, kitchen and open plan lounge/bedroom with UPVC double glazed tilt and slide patio doors leading to balcony. Further benefits are close to local amenities, train stations and bus routes, property is in need of refurbishment throughout, an ideal purchase for an investor. Viewing's are highly recommended, please contact a member of our team on 01446 502806.

Accommodation



Hallway

Enter via a wooden single pane door, wood panelled ceiling, papered walls, tiled flooring, radiator, doors leading to;-



Bathroom (9' 03" x 4' 07") or (2.82m x 1.40m)

Wood panelled ceiling, tiled walls, tiled flooring, three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and mains overhead shower, radiator.



Kitchen (6' 06" x 14' 08") or (1.98m x 4.47m)

Wooden window to front aspect, wood panelled ceiling, papered walls, tiled flooring, a range of wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, wall mounted combi boiler, space of oven and fridge/freezer, plumbing for washing machine.



Open Plan Living Space (19' 02" x 16' 02") or (5.84m x 4.93m)

Large UPVC double glazed tilt and slide door leading to balcony, papered ceiling, papered walls, fitted carpet, two built in storage cupboards, fire place to remain, radiator, UPVC double glazed windows to rear and side aspect.



Balcony

Tiled flooring, wooden framed banister with obscured glass.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D60

Tenure

We are informed that the tenure is Leasehold

Length of lease: 30.

Ground Rent

£000.00

Service Charge

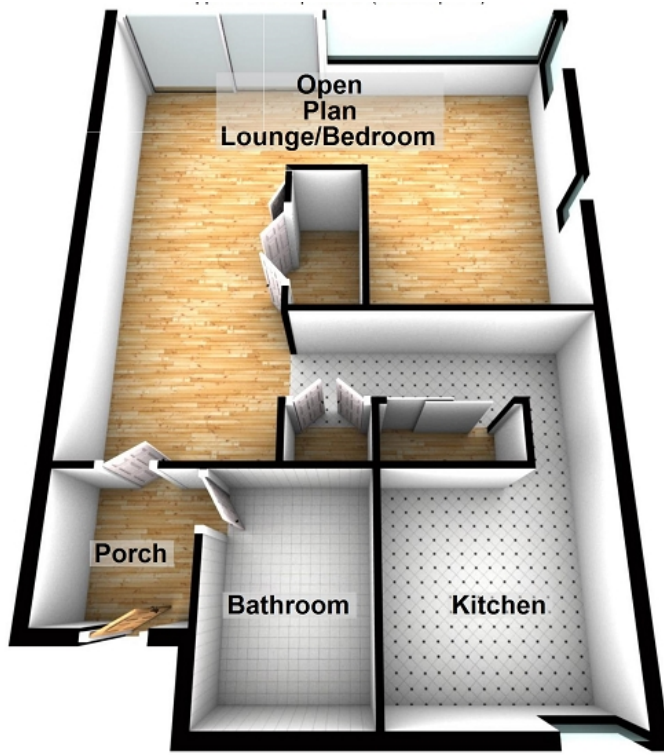
£106

Council Tax

Band Not Specified

Deposit: £0.00





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.