



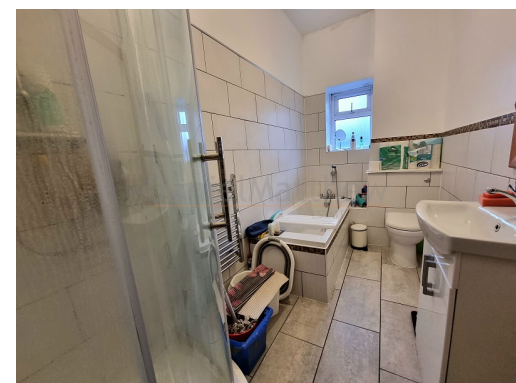
82 Cardiff Road, Barry, The Vale Of Glamorgan. CF63 2NW

£110,000



Daniel Matthew Estate Agents  
14 High Street, Barry. CF62 7EA  
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DanielMatthew  
ESTATE AGENTS



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**\*\* IDEAL FOR FIRST TIME BUYERS/INVESTORS \*\*** Daniel Matthew Estate Agents are pleased to offer for sale this beautifully presented two bedroom ground floor apartment, situated within walking distance to local amenities such as shops, parks, schools, supermarkets and great public transport giving easy access to Cardiff City Centre. Property comprises communal entrance, open plan lounge/kitchen, two double bedrooms and bathroom. Further benefits are communal garden, communal parking to rear, offered with no ongoing chain, Call today on 01446 502806 to view.



## Hallway

Enter via a communal hallway, main door leading into apartment.

## Lounge/Kitchen (18' 11" Max x 17' 07") or (5.77m Max x 5.36m)

UPVC double glazed patio doors leading to communal garden, UPVC double glazed window to front and side aspect, plastered ceiling, plastered walls, wood effect laminate flooring, radiator, space for dining table and chairs.

Kitchen - A range of matching wall and base units with complimentary work surfaces, eye level oven with four ring gas hob, stainless steel sink with drainer and mixer tap, space for fridge/freezer, plumbing for washing machine, wall mounted combination boiler.

## Bathroom

UPVC double glazed window to side aspect, plastered ceiling, plastered walls, tiled splashback, tiled flooring, four piece white suite comprising low level WC, wash hand basin, shower cubicle with mains over head, bath, radiator.

## Bedroom One (14' 07" x 7' 10") or (4.45m x 2.39m)

UPVC double glazed window to side aspect, plastered ceiling, plastered walls, wood effect laminate flooring, radiator.

## Bedroom Two (10' 11" x 9' 0") or (3.33m x 2.74m)

UPVC double glazed window to side aspect, plastered ceiling, plastered walls, wood effect laminate flooring, radiator.

## Outside

Communal Garden - Brick boundary walls, patio area, gate leading to front.

Parking - communal parking to rear.

## Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

## Tenure

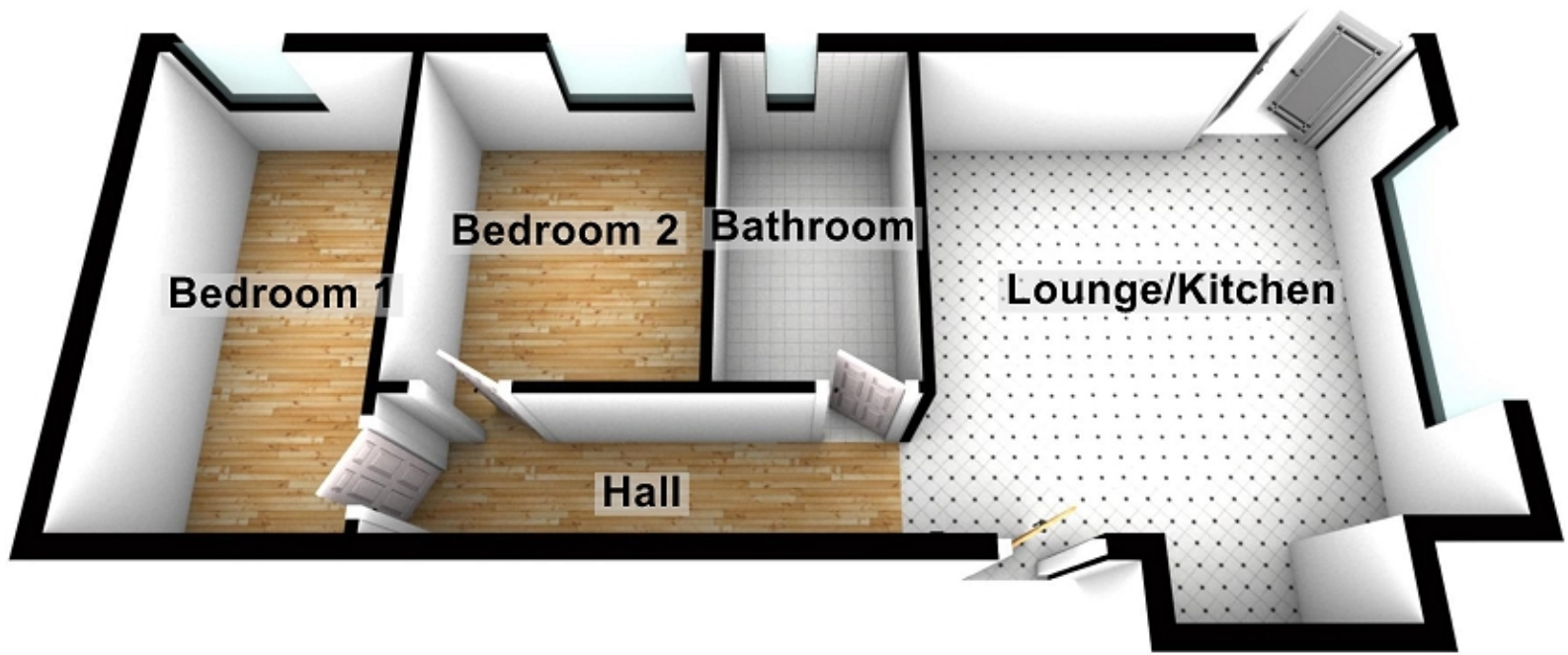
The resale tenure for this property is Leasehold


## Council Tax

The council tax for this property is band B







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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.