



Chris Davies
residential sales & lettings

40 Venezia Glanfa Dafydd, Barry
£149,950



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Barry, Barry

THIRD FLOOR WATERFRONT APARTMENT; TWO BEDROOMS; EN SUITE - This well presented property is located on the popular Waterfront allowing quick access...

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- NO CHAIN; PARKING
- THIRD FLOOR WATERFRONT APARTMENT
- LOUNGE WITH BALCONY
- BATHROOM PLUS EN SUITE
- TWO DOUBLE BEDROOMS
- SPACIOUS KITCHEN
- EPC B84





GROUND FLOOR

Communal Hall

Accessed via secure system. Mail boxes. Stairs to all floors.

Entrance Hall

L shaped hall with wall mounted intercom system and electric heated. Doors to two bedrooms, bathroom, lounge, store cupboard and kitchen. Laminate floor.

Kitchen

Dimensions: 9' 10" x 9' 7" (2.99m x 2.92m). With a good range of eye level and base units with under counter lighting and complementing work surfaces with inset sink unit. Integrated electric hob, oven under and cooker hood over. Integrated washing machine. Window. Space for fridge freezer. Tiled floor. Inset ceiling lights.

Lounge

Dimensions: 14' 0" x 13' 3" (4.26m x 4.04m). Carpeted lounge with double opening doors onto balcony. Electric heater.

Bedroom One

Dimensions: 11' 2" x 9' 9" (3.40m x 2.97m). Carpeted double bedroom. Two sets of built in wardrobe. Heater. Door to en suite. Double opening doors to Juliet style balcony.

En Suite

Dimensions: 8' 7" x 4' 0" (2.61m x 1.22m). Shower cubicle with thermostatic inset shower. Close coupled WC and wash hand basin. Opaque window. Vinyl floor. Extractor. Heated towel rail.

Bedroom Two

Dimensions: 11' 2" x 8' 2" (3.40m x 2.49m). Carpeted double bedroom with rear aspect window. Electric heater.

Bathroom

Dimensions: 7' 3" x 6' 4" (2.21m x 1.93m). White panelled bath with shower attachment off mixer. close coupled







Chris Davies Estate Agents

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HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.