





100 Kingsland Crescent

Barry, Barry

TOWN CENTRE LOCATION; REQUIRES REFURBISHING

- This second floor flat is offered for sale with no ongoing chain and is located within close proximity to the town centre and rail links.

Accommodation comprises communal hal

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- INVESTMENT OPPORTUNITY
- NEAR THE TOWN CENTRE
- GAS CENTRAL HEATING
- EPC D55





Hall / Landing

Accessed via private door and steps leading to landing. Laminate floor. Door to bathroom. Radiator. Further steps lead to second landing.

Bathroom

8' 6" x 8' 2" (2.59m x 2.49m)

White suite comprising panelled bath with electric shower over, close coupled WC and pedestal wash hand basin. Partial tiled walls. Window to rear. Space and plumbing for appliances. Tiled floor. Radiator.

Upper Landing

Laminate floor. Loft access (pull down ladder, boiler housed in loft). Radiator. Doors to bedroom and lounge.

Bedroom

11' 11" x 11' 2" (3.63m x 3.40m)

Double bedroom with rear aspect window, laminate floor and radiator.

Lounge

1' 7" x 9' 9" (0.49m x 2.97m)

Lounge with front aspect window, laminate floor and radiator. Open to kitchen.

Kitchen

12' 2" x 7' 4" (3.71m x 2.23m)

Eye and base level units with worksurfaces. Sink unit plus space and plumbing for appliances. Front aspect window. Laminate effect tiled floor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.