







## Flat 1

Alexander House Hunter Street, Barry

No onward chain - very spacious ground floor apartment

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN & BATHROOM
- IDEAL INVESTMENT OR FIRST TIME BUY
- WALKING DISTANCE TO RAILK STATION AND SHOPS
- EPC F36
- For further information on broadband and mobile coverage in the area  
<https://checker.ofcom.org.uk/>





### Entrance Hallway

Accessed via newly fitted front door (balance of 10 year warranty). Partially carpeted hall, of a great length. Doors access large storage cupboard, two bedrooms and lounge.

### Bedroom One

14' 1" x 12' 1" (4.29m x 3.68m)

Carpeted double bedroom with front aspect window. Wall mounted heater.

### Bedroom Two

12' 4" x 12' 2" (3.76m x 3.71m)

Carpeted double bedroom with rear front aspect window. Wall mounted heater.

### Living Room

25' 9" x 15' 9" (7.85m x 4.80m)

A spacious Lounge with front aspect window and open plan access to kitchen. Wall mounted heater. Internal door to rear hall.

### Kitchen

measurements included in lounge description. Modern kitchen with eye and base level units. Integrated electric hob, oven and cooker hood. Space and plumbing for appliances. Laminate floor. Front aspect window. Wall mounted heater.



### Rear Hall

Carpeted with stairs to further door which gives access to the communal entrance. Door to storage cupboard and bathroom.


### Bathroom

Modern bathroom suite in white comprising panelled bath with shower attachment off mixer (due to be fitted), low level WC and wash hand basin. Modern splash back tiles. Wall mounted mirror. Upright heated towel rail.





## Energy Efficiency Rating

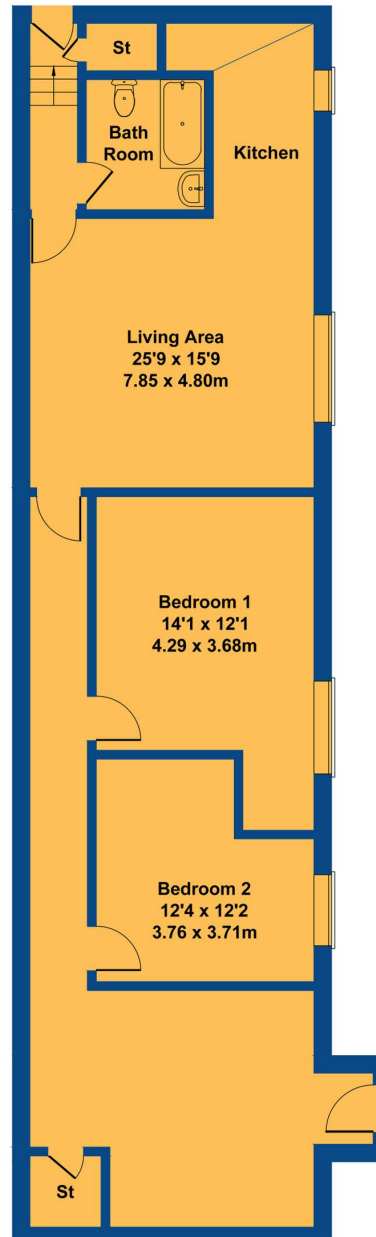
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		





# 1 Alexander House

Approximate Gross Internal Area  
1066 sq ft - 99 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.





## Chris Davies Estate Agents

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