





## 16 Heol Cilffrydd

Barry, Barry

No onward chain - Ground floor modern apartment - New carpets - Modern kitchen and shower room

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- NO ONWARD CHAIN; CLOSE TO TOWN CENTRE, RAIL LINKS & WATERFRONT
- GROUND FLOOR BEAUTIFULLY PRESENTED APARTMENT
- LARGE MODERN SHOWER ROOM & KITCHEN
- NEW CARPETS TO BEDROOM & LIVING ROOM
- ALLOCATED PARKING + VISITORS SPACE
- EPC





### Entrance Hall

A spacious entrance hall with wood floor and internal doors to bedroom, lounge and shower room. Wall mounted heater, intercom, fuse box plus smooth walls and coved ceiling.

### Bedroom

11' 1" x 10' 10" (3.38m x 3.30m)  
Carpeted (brand new) double bedroom with front aspect window and wall mounted heater.

### Shower Room

12' 6" x 6' 8" (3.81m x 2.03m)  
Measurements include deep door recess. Beautiful modern shower room with large cubicle (non grout modern splash backs) and glass doors with a new fixed rainfall style shower head plus separate rinser. Close coupled WC with button flush and matching pedestal wash basin. Tiled effect vinyl floor. Upright chrome heated towel rail. Opaque window. Shave point and wall mounted heater. Door to large cupboard which houses the water tank with space for storage.

### Living Room

14' 6" x 13' 8" (4.42m x 4.17m)  
A carpeted (brand new) reception room with uPVC French doors which lead outside. Modern fireplace and surround with electric fire plus wall mounted heater. Square opening to kitchen.

### Kitchen

9' 4" x 8' 9" (2.84m x 2.67m)  
A well kept modern kitchen with a good range of modern eye level and base units and complementing work surfaces over. One and a half bowl sink unit, integrated electric hob plus waist level oven. Integrated fridge. Space and plumbing for further appliance. uPVC window plus heater set into plinth.





#### ALLOCATED PARKING

1 Parking Space

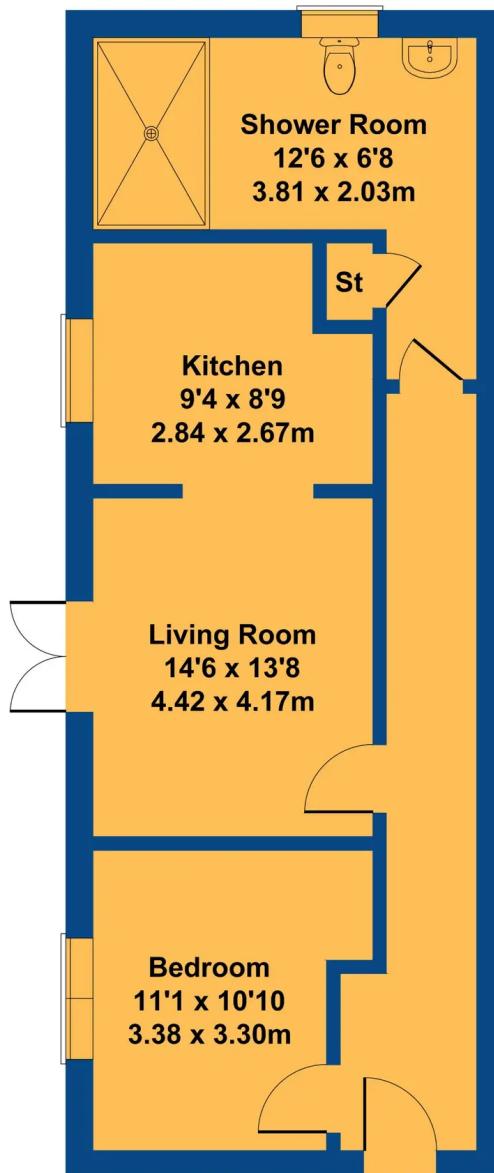
Allocated (numbered) parking plus plenty of visitor parking spaces off road.



# 16 Heol Cilfrydd

Approximate Gross Internal Area

560 sq ft - 52 sq m



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



## Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street - CF62 7EA

01446 700007

[barry@chris-davies.co.uk](mailto:barry@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

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.