

Apt 6, Ty Gambig Clos Yr Wylan, Barry  
£239,000



## Apartment 6

Ty Gambig Clos Yr Wylan, Barry

This exquisite property presents an unparalleled opportunity to own a 3 bedroom apartment with sensational panoramic channel views. Situated on the second floor, this southerly facing apartment is bathed in natural light throughout the day. Offered with no onward chain, this residence is a rare  
Council Tax band: F

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SENSATIONAL PANORAMIC CHANNEL VIEWS
- NO ONWARD CHAIN
- SECOND FLOOR APARTMENT WITH SOUTHERLY ASPECT
- THREE BEDROOMS PLUS TWO BATHROOMS
- LOUNGE WITH DOORS TO BALCONY
- EQUIPPED KITCHEN & MODERN BATH / SHOWER ROOMS
- EPC C77







### **Communal Hall**

Accessed via secure door system. The communal hall is well kept, carpeted and with stairs leading to all floors. Mailboxes and notice boards.

### **Entrance Hall**

A spacious L shaped hallway, which is carpeted and gives access to the three bedrooms, bathroom and lounge. Intercom system. Radiator. Loft hatch.

### **Bedroom One**

12' 10" x 12' 0" (3.91m x 3.66m)

Measurements inc depth of wardrobes. A fabulous carpeted double bedroom with pitched windows that offer beautiful Channel views. Fitted wardrobes. Radiator. Door to en suite. Smooth walls and ceiling.

### **En Suite**

7' 9" x 3' 9" (2.36m x 1.14m)

White suite comprising close coupled WC with button flush, matching pedestal basin plus shower cubicle with thermostatic shower inset. Fully tiled walls. Laminate effect vinyl floor. Radiator. Extractor.

### **Bedroom Two**

12' 2" x 9' 4" (3.71m x 2.84m)

A further carpeted double bedroom with pitched windows offering Channel views. Radiator.

### **Bedroom Three**

9' 10" x 8' 6" (3.00m x 2.59m)

Measurements include depth of wardrobes. Carpeted double bedroom with front aspect window. Radiator. Fitted wardrobes.

### **Bathroom**

6' 11" x 6' 3" (2.11m x 1.91m)

White suite comprising close coupled WC with button flush, matching pedestal basin plus bath with shower attachment off mixer tap. Fully tiled walls. Laminate effect vinyl. Radiator, extractor and shaver point.

### **Living Room**

19' 7" x 11' 5" (5.97m x 3.48m)

A fantastic reception room, carpeted and with UPVC







### **COMMUNAL GARDEN**

Well maintained communal areas with established shrubs etc and parking.

### **GARAGE**

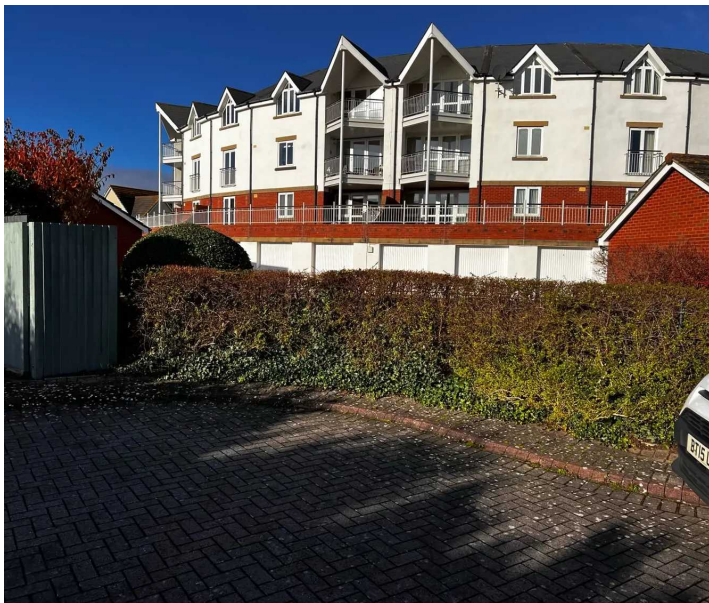
Single Garage

A garage comes with the property at the end of the private driveway.

### **OFF ROAD**

1 Parking Space

1 parking space in the carpark as well as a garage space

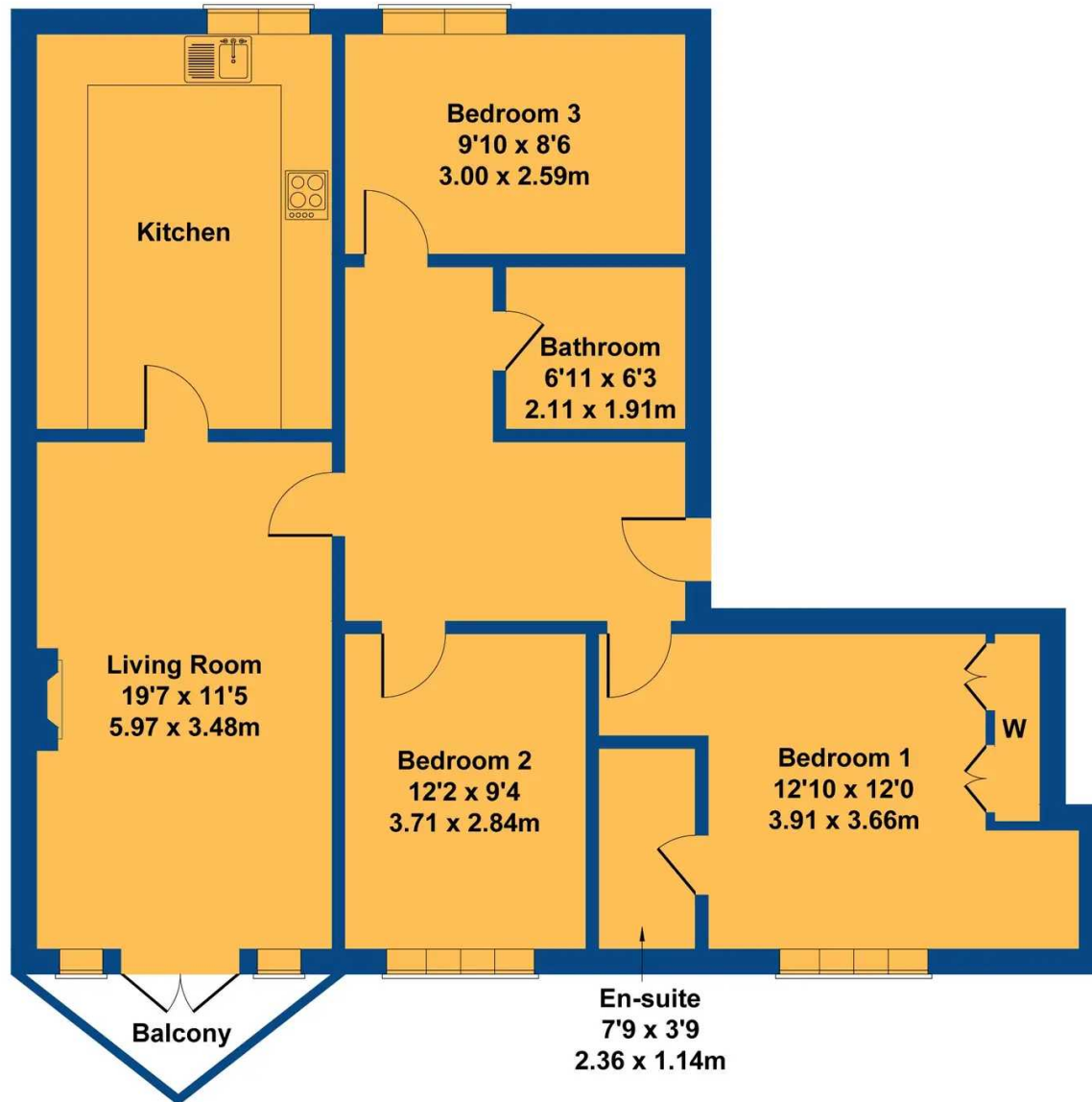






# 6 Ty Gambig

Approximate Gross Internal Area  
1055 sq ft - 98 sq m



Not to Scale. Produced by The Plan Portal 2023  
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## Chris Davies Estate Agents

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