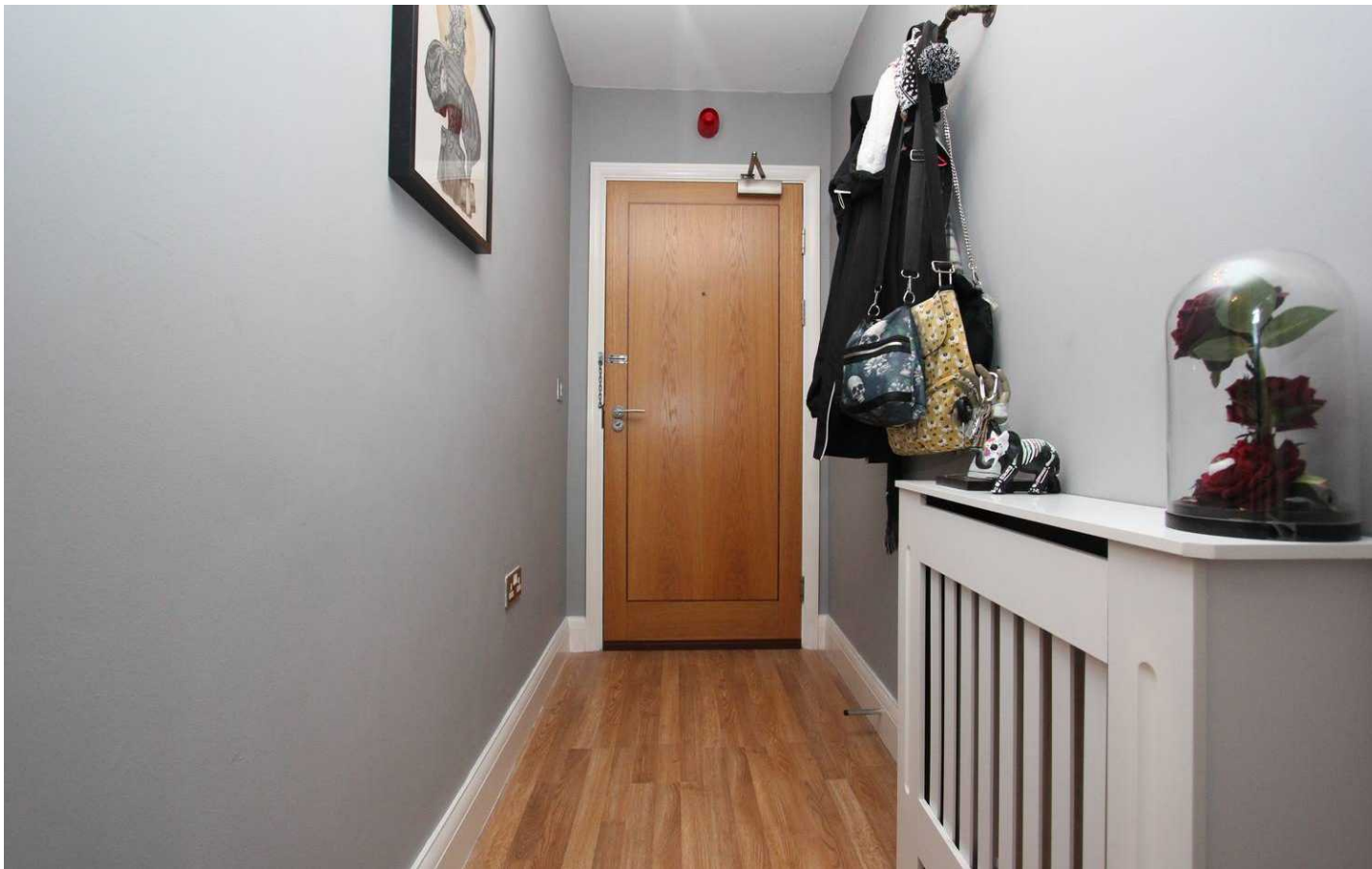


**Chris Davies**  
residential sales & lettings

**Glanfa Dafydd, Barry**

**£140,000**





## Glanfa Dafydd, Barry

Barry, Barry

Second floor one bedroom apartment with spacious living area, separate kitchen, modern bathroom and a wrap around balcony with picturesque dock views. Allocated parking. Great transport links. Close to amenities.

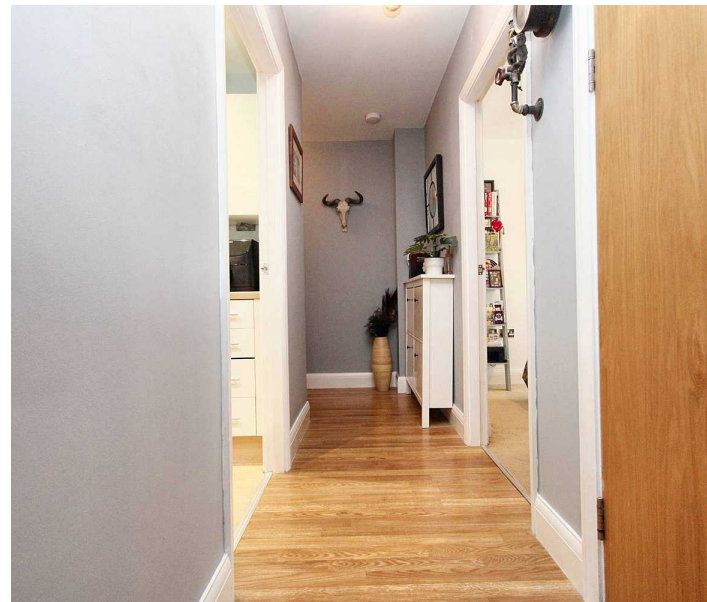
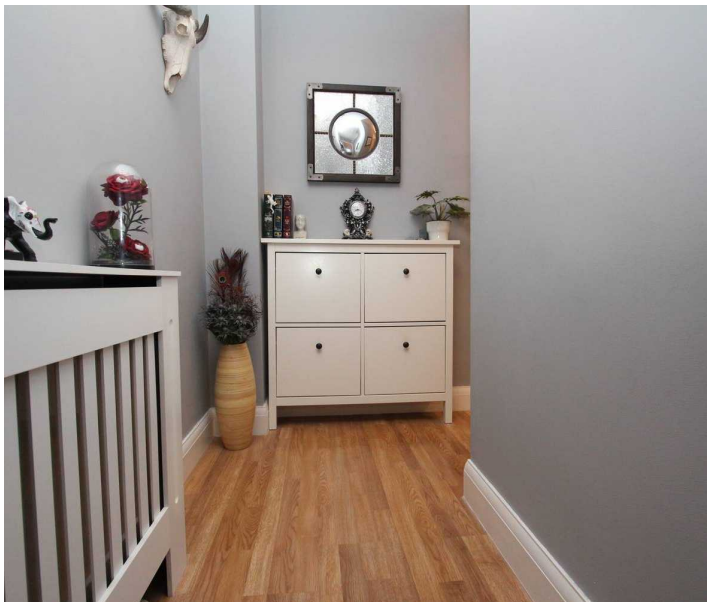
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- SECOND FLOOR APARTMENT
- WRAP AROUND BALCONY WITH DOCK VIEWS
- ONE DOUBLE BEDROOM
- LARGE OPEN PLAN LOUNGE/DINER WITH A SEPARATE KITCHEN
- LARGE MODERN BATHROOM
- ALLOCATED PARKING SPACE
- GROUND RENT £60 PER ANNUM (£30 PAYABLE TO HAZLEVINE PER 6 MONTHS)
- SERVICE CHARGE £128.31 PER MONTH PAYABLE TO SEEL & CO
- LEASEHOLD WITH 978 YEARS REMAINING
- EPC B84





### Hallway

Entrance via a wooden fire door with a thumb turn, safety chain and peep hole for added security. An I-shaped hallway with laminate wood effect flooring, smooth walls and a smooth ceiling. A radiator and doors leading to the kitchen, lounge/diner, bedroom and bathroom.

### Lounge/Diner

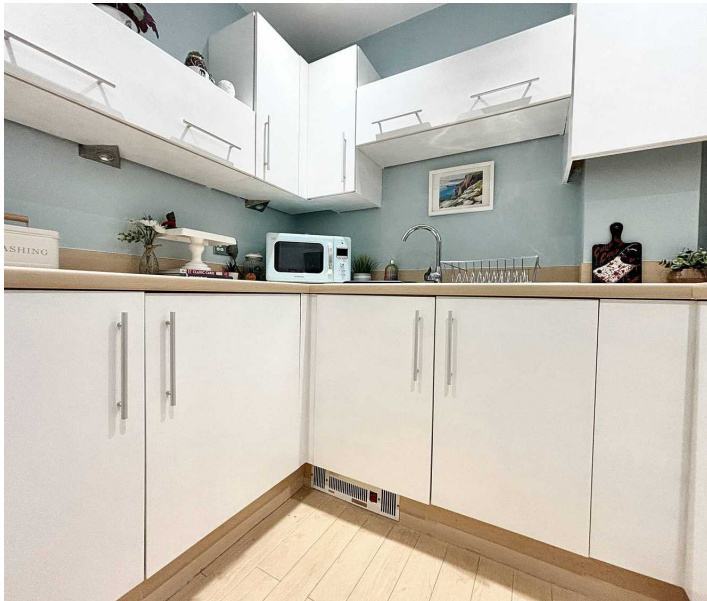
13' 8" x 10' 0" (4.17m x 3.05m)

Carpeted with smooth walls and a smooth ceiling. A radiator and double opening doors leading to a wrap around balcony with views of the dock.

### Kitchen

7' 9" x 7' 6" (2.36m x 2.29m)

Laminate wood effect flooring, smooth walls and a smooth ceiling with spotlights. Matching white eye and base level units with complementing light wood effect worktops. A stainless steel sink inset with a stainless steel mixer tap ovetop. Space for a fridge/freezer. Integrated appliances include a single oven, four ring electric hob, extractor hood and washing machine. There is also a stainless steel splashback behind the hob.







### Bedroom

11' 5" x 8' 7" (3.48m x 2.62m)

Carpeted with smooth walls and a smooth ceiling. A radiator and double opening doors leading to a built in wardrobe. A floor to ceiling window.

### Bathroom

9' 11" x 6' 4" (3.02m x 1.93m)

Carpeted with half height tiling, the remaining walls are smooth and there is a smooth ceiling with spotlights. A three piece white suite comprising a WC with a push button flush, a pedestal wash basin with a stainless steel mixer tap overtop an a white bath with a stainless steel mixer tap overtop, a stainless steel thermostatic shower inset and a glass shower screen. An opaque window, a towel radiator and an extractor fan. A door leading to a storage cupboard.





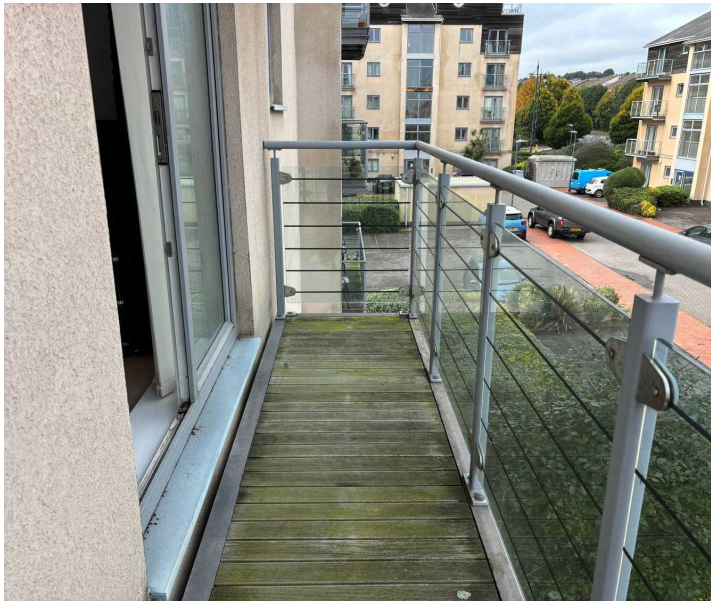


## BALCONY

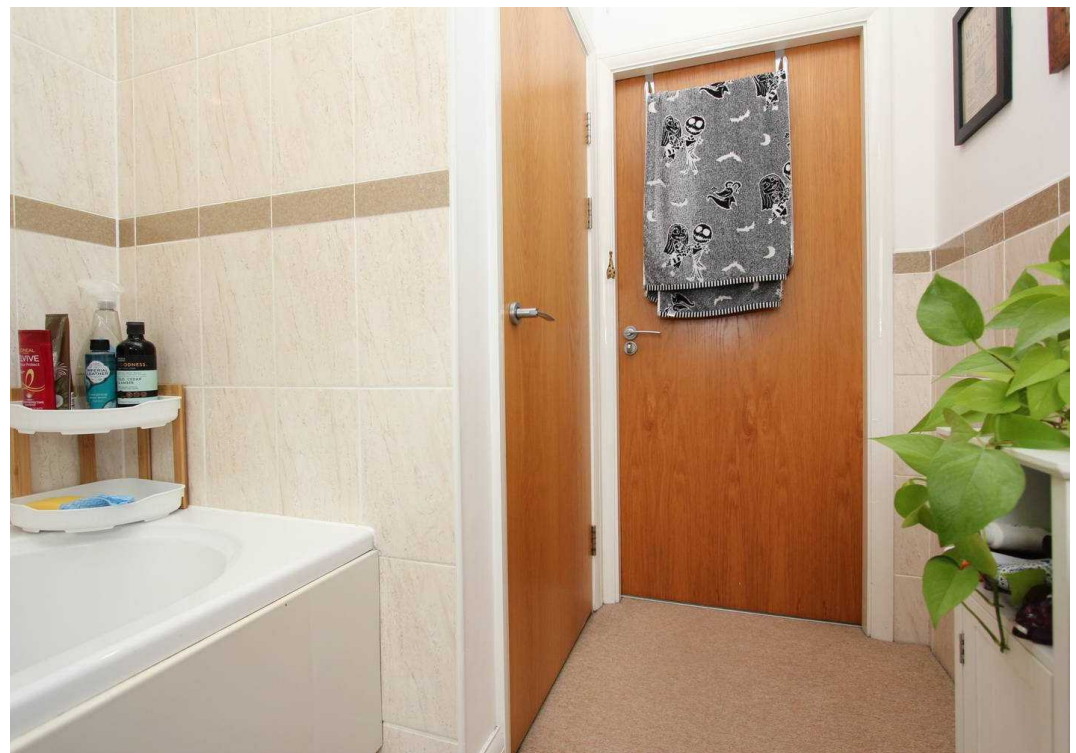
A wrap around balcony with gorgeous dock views.

## ALLOCATED PARKING

1 Parking Space

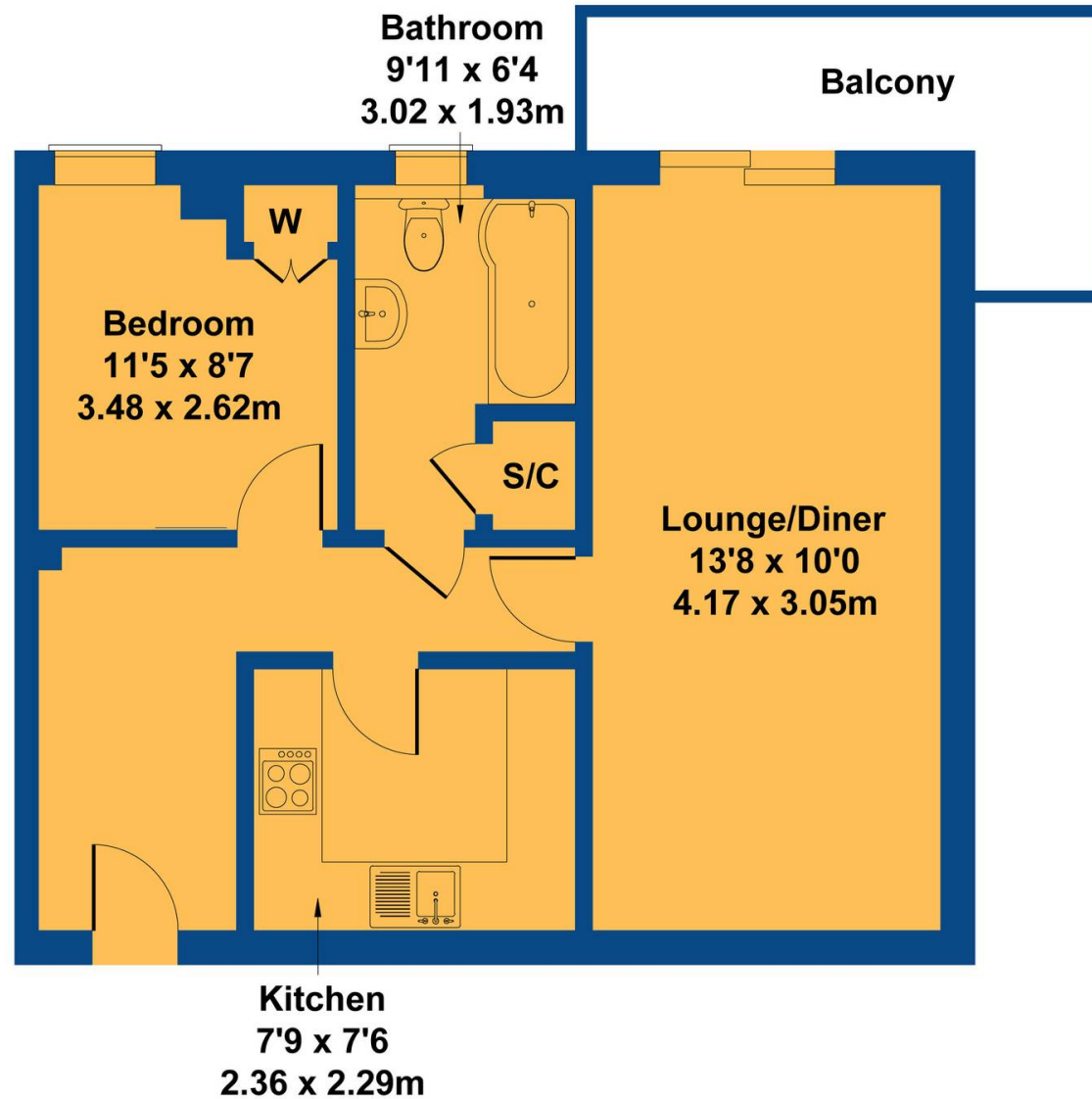






# Glanfa Dafydd, Barry

Approximate Gross Internal Area  
560 sq ft - 52 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.





## 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.