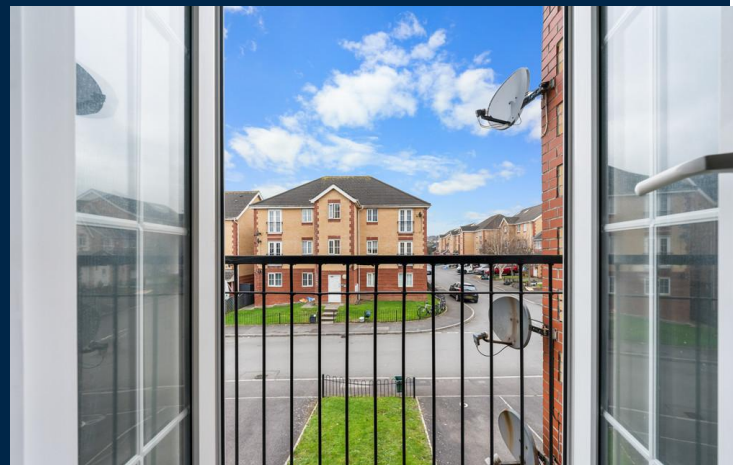




**7 GERDDI MARGARET**  
**BARRY CF62 5AP**

ASKING PRICE OF  
**£149,950**



**TWO BEDROOM FIRST FLOOR FLAT**



**2**



**1**



**1**



**1**

\*\*\* NEW \*\*\* MGY are delighted to offer to the market this two bedroom first floor apartment situated on the popular Waterfront development and within walking distance to local supermarket, train station, beaches and the Goodsheds. The property has been redecorated with new flooring throughout. Briefly comprising communal entrance, entrance hallway, lounge/dining room, kitchen, two bedrooms and a family bathroom. Outside there is allocated parking. EPC: C

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 573 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

Smooth plastered walls and ceiling. Recently fitted carpet. Wall mounted electric heater.

#### BEDROOM TWO

9' 10" x 7' 3" (3m x 2.21m)

Second bedroom with double glazed window to the side. Smooth plastered walls and ceiling. Recently fitted carpet. Wall mounted electric heater.

#### BATHROOM

With suite to comprise paneled bath with shower over, closed cistem w.c and wash hand basin. Recently laid vinyl flooring. Smooth plastered walls and ceiling. Heated chrome towel rail.

#### OUTSIDE

Two allocated parking spaces.

#### LOCATION

Within close proximity of train and bus stations offering easy links into Cardiff City Centre, schools and a wide selection of shops.

#### COMMUNAL ENTRANCE

Entered via security entrance system. Doors to ground floor apartments and stairs to all floors.

#### ENTRANCE HALL

Fitted carpet. Smooth plastered walls and ceiling. Recently fitted carpet. Doors to storage cupboard and all rooms.

#### LOUNGE/DINING ROOM

15' 8" x 15' 8" (4.78m x 4.78m)

Spacious lounge with space for dining table and chairs. Double glazed window to the side and double glazed french doors open to a Juliet balcony. Smooth plastered walls and ceiling. Recently fitted carpet. Wall mounted electric heater.

#### KITCHEN

9' 11" x 7' 4" (3.02m x 2.24m)

Fitted Kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating sink and drainer with mixer taps over. Four burner electric hob and oven with extractor over. Integral washing machine. Space for fridge/freezer. Ceramic tile to splash back areas. Smooth plastered walls and ceiling. Recently fitted laminate flooring.

#### BEDROOM ONE

12' 7" x 9' 11" (3.84m x 3.02m)

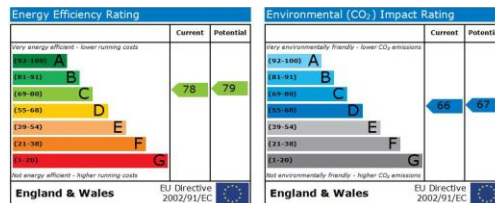
Main double bedroom with double glazed window to side.



7 GERDDI MARGARET, GERDDI MARGARET, , BARRY, CF62 5AP



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