





## 17 Catalina Cei Dafydd

Barry, Barry

Charming waterfront one bedroom third-floor flat with separate lounge & kitchen, modern bathroom and a picturesque wrap-around balcony offering stunning dock views. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- SEPARATE LOUNGE AND KITCHEN
- SPACIOUS MODERN BATHROOM
- THIRD FLOOR ONE BEDROOM WATERFRONT APARTMENT
- WRAP AROUND BALCONY WITH BEAUTIFUL VIEWS OF THE DOCK AND TOWN HALL
- EXCELLENT TRANSPORT LINKS, CLOSE TO LOCAL AMENITIES
- EPC B84





### **Hallway**

Entrance via a wooden fire door with a thumb turn lock and safety chain for added security. The hallway has laminate wood effect flooring, smooth walls and a smooth ceiling. There is a wall mounted intercom system, a wall mounted electric heater and doors leading off to the kitchen, lounge, bathroom and bedroom.

### **Kitchen**

7' 8" x 7' 6" (2.34m x 2.29m)

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

### **Lounge**

13' 7" x 10' 0" (4.14m x 3.05m)

Carpeted with smooth walls and a smooth ceiling. A wall mounted electric heater and double opening doors leading out onto a wrap around balcony with beautiful views of the dock and town hall.





### **Bedroom**

8' 7" x 10' 9" (2.62m x 3.28m)

Carpeted with smooth walls and a smooth ceiling. A wall mounted electric heater and a floor to ceiling window. Measurements taken into the window recess.

### **Bathroom**

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

Laminate wood effect flooring, half height wall tiling (with full height within the bath/shower), the remainder of the walls are smooth with 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 and a white bath with a stainless steel shower inset and a glass shower screen. An opaque window, a towel rail and an extractor fan. There is also a cupboard housing the hot water tank, with shelving for storage.





### **BALCONY**

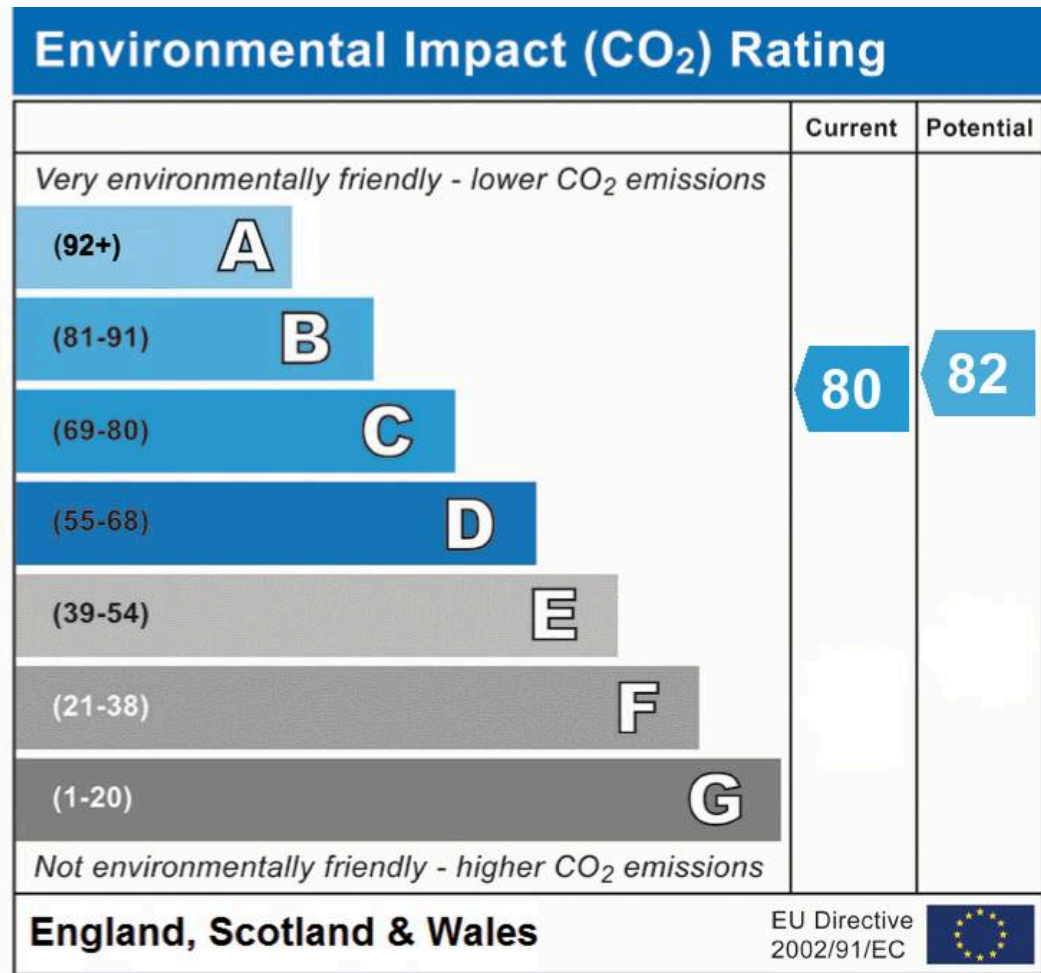
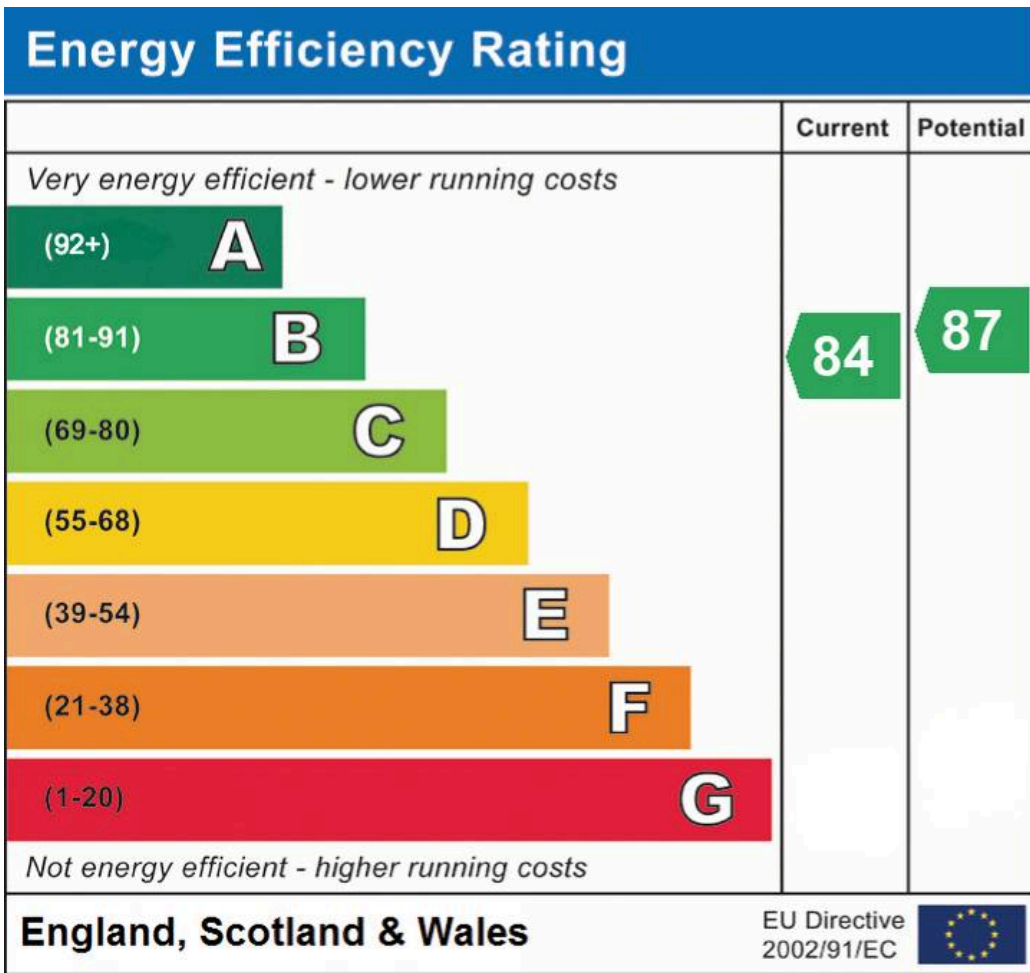
A wrap around balcony with beautiful views of the dock and town hall. Wooden with glass/metal safety railings.

### **ALLOCATED PARKING**

1 Parking Space







## Chris Davies Estate Agents

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