



75 FFORDD PENRHYN  
BARRY CF62 5DH

ASKING PRICE OF

**£164,950**



## FIRST FLOOR APARTMENT



**2**



**2**



**2**



**1**

\*\*\* NEW \*\*\* MGY are delighted to offer to the market this modern first floor apartment situated on the popular Quays Development in Barry Waterfront. Within walking distance to local beaches, supermarkets and The Goodsheds. The property briefly comprises communal entrance, doors and stairs to all floors, entrance hall, kitchen/lounge, two bedrooms (master en suite) and a bathroom. Offered as a perfect First Time Buy or Investment property and with No Chain.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: 553 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **OUTSIDE**

One allocated parking space.

#### **LEASE DETAILS**

999 year lease from 1st January 2015. Service Charge approx. £1,589 per annum. Ground Rent approx. £110 per annum.

#### **COMMUNAL ENTRANCE**

Entered via security entrance system, Stairs to all floors.

#### **KITCHEN/ LOUNGE**

20' 1" x 10' 11" (6.12m x 3.33m)

Open plan Kitchen/Lounge are to comprise a fitted kitchen with a range of base and wall units with rolled edge laminated work surfaces incorporating stainless steel sink and drainer with mixer taps over. Four burner gas hob and electric oven with extractor over. Recess and plumbing for appliance and space for fridge/freezer. Ceramic tile to splash back areas. Vinyl flooring. Breakfast bar of similar finish to work surface. Open to Lounge Area with fitted carpet. Radiator. Double glazed window.

#### **BEDROOM ONE**

13' 7" x 8' 3" (4.14m x 2.51m)

Main double bedroom with double glazed window to the front. Fitted carpet. Door to ..

#### **EN-SUITE**

With suite to comprise closed cistern w.c, wash hand basin and glazed shower enclosure with shower insitu. Radiator. Vinyl flooring.

#### **BEDROOM TWO**

11' 2" x 10' 0" (3.4m x 3.05m)

Second bedroom with double glazed window to the front. Fitted carpet. Radiator.

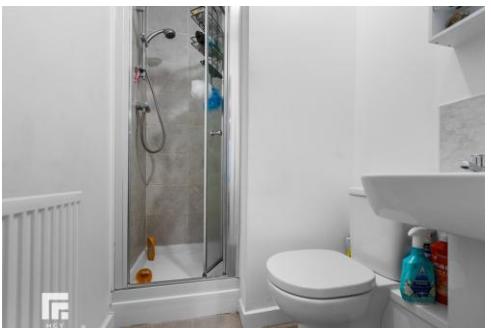
#### **BATHROOM**

With suite to comprise panel bath, close coupled w.c and wash hand basin. Radiator. Vinyl flooring.

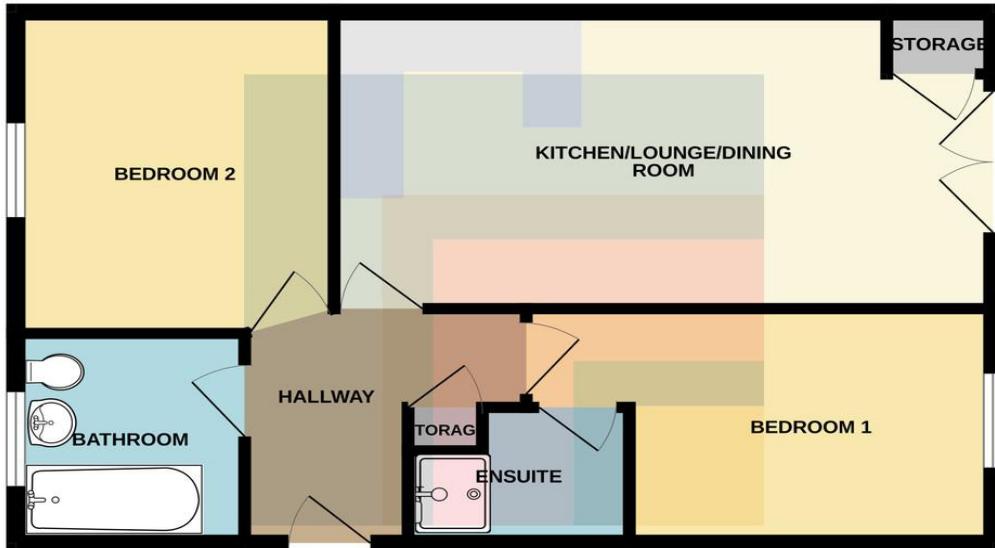


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# 75 FFORDD PENRHYN, FFORDD PENRHYN, , BARRY, CF62 5DH



FIRST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the measurements contained here, measurements of doors, windows, rooms, etc. may not be accurate as they are approximate and no responsibility can be taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their adequacy or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**BARRY 01446 744750**

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