



**DAVID DAVIES HOUSE
WYNDHAM STREET
BARRY CF63 4EL**

ASKING PRICE OF

£120,000



TWO BEDROOM APARTMENT



*** NEW *** OVER 60s ONLY *** MGY are delighted to offer to the market this two-bedroom second floor apartment (with lift). The property is set within a managed block and located in the heart of the town centre within walking distance to local shops, doctors, pharmacies and banks. Briefly comprising communal entrance, stairs and lift to all floors and apartments. Entered via entrance hallway, kitchen, lounge, two bedrooms and a shower room. The property is offered with NO CHAIN.

TENURE: LEASEHOLD

COUNCIL TAX BAND: B

FLOOR AREA APPROX: 668 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

w.c, wash hand basin with vanity under and glazed shower screen with shower in situ. Radiator. Vinyl flooring.

LEASE DETAILS

999 years from 2 November 2018. Service charge £220 per month.

COMMUNAL ENTRANCE

Entered via security entrance system. Communal areas. Access to the stairs and lift.

ENTRANCE HALLWAY

Spacious hallway with doors to two storage cupboards. Fitted carpet. Doors to all rooms.

LOUNGE

12' 0" x 9' 10" (3.67m x 3.01m)
Double glazed window to the rear. Fitted carpet. Radiator.
Door to Kitchen.

KITCHEN

10' 11" x 6' 7" (3.34m x 2.01m)
Fitted Kitchen to comprise a range of base and wall units incorporating base and wall units with rolled edge laminated work surfaces with stainless steel sink and drainer with mixer taps over. Recess and plumbing for appliance. Space for fridge freezer. Ceramic tiling to splash back areas. Vinyl flooring.

BEDROOM ONE

13' 6" x 12' 7" (4.12m x 3.84m)
Double glazed window to the rear. Fitted carpet. Radiator.

BEDROOM TWO

13' 1" x 9' 1" (4 m x 2.78m)
Double bedroom with double glazed window to the rear.
Radiator. Fitted carpet.

SHOWER ROOM

Double glazed opaque window to the rear. Closed cistern



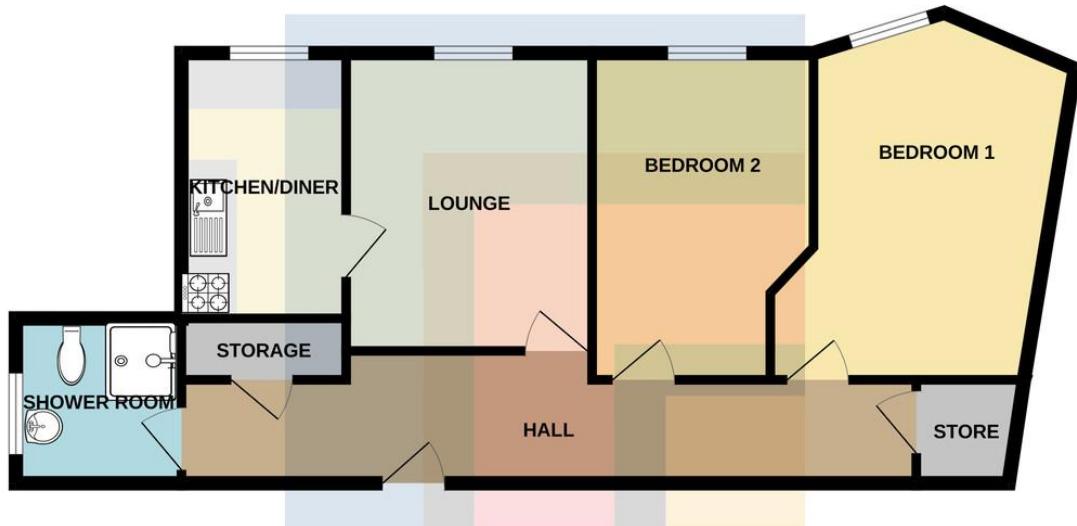
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GROUND FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 668 sq.ft. (62.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate. No responsibility is 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 operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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