





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.

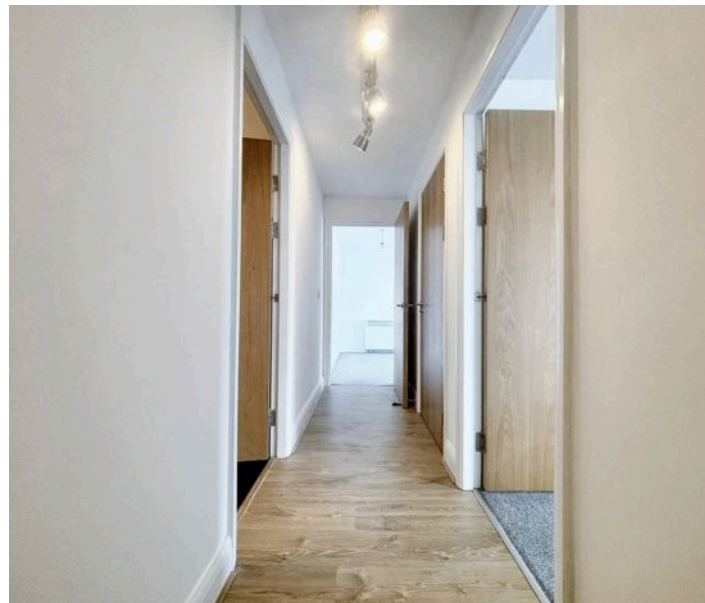
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- NO ONWARD CHAIN
- THIRD FLOOR ONE BEDROOM WATERFRONT APARTMENT
- SEPARATE LOUNGE AND KITCHEN
- SPACIOUS MODERN BATHROOM
- 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.

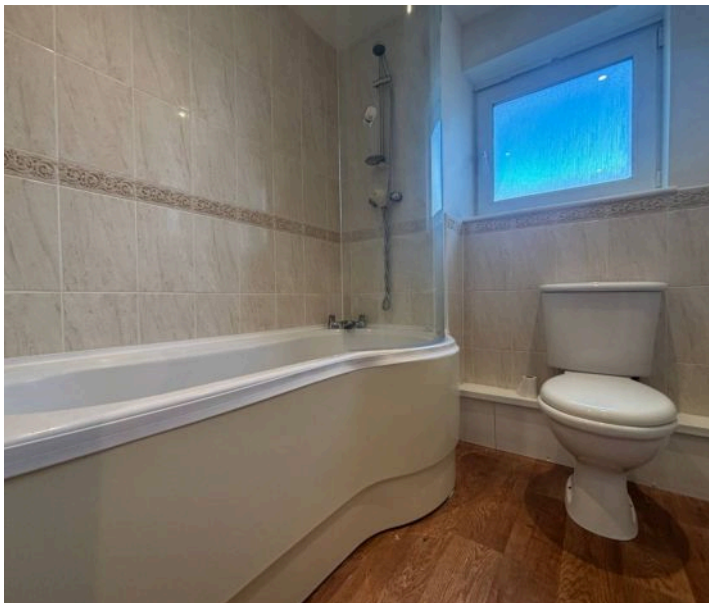
Bathroom

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.

Ground Rent and Service Charges

Ground rent of £25.54 is payable every six months to Eaves Property Management. A service charge of £948.99 is payable every six months to Seel & Co.





BALCONY

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

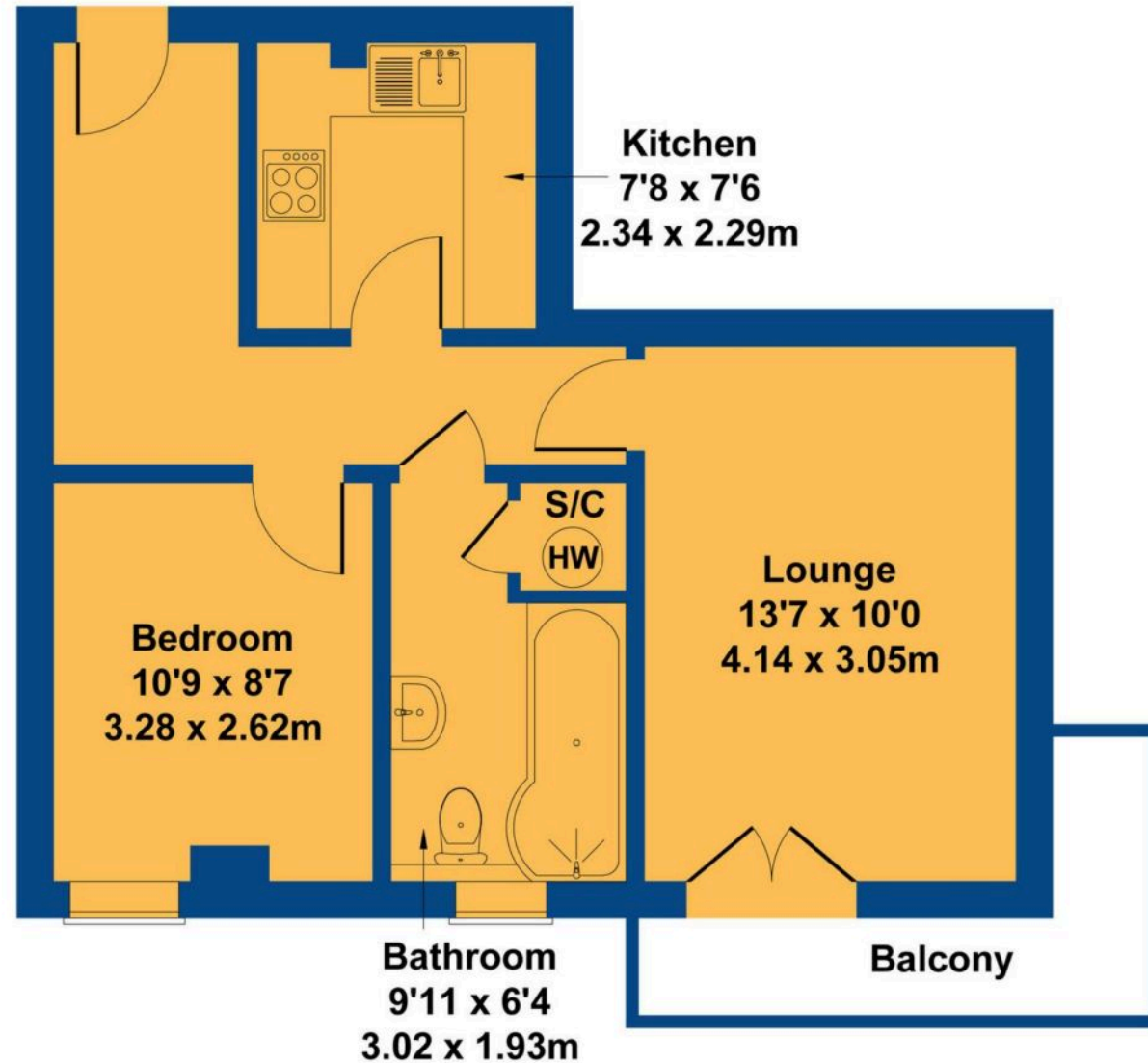
ALLOCATED PARKING

1 Parking Space




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Approximate Gross Internal Area
484 sq ft - 45 sq m




Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	80	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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