





49 Cei Tir Y Castell

Barry, Barry

Luxurious top floor 2-bed apartment with waterfront views & modern design. EPC B83, shops & beach nearby. No onward chain! Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- NO ONWARD CHAIN; WATER VIEWS
- BEAUTIFULLY PRESENTED TOP FLOOR APARTMENT
- WATERFRONT LOCATION CLOSE TO SHOPS, BEACHES & RAIL STATION
- BATHROOM PLUS EN SUITE
- EPC B83; ALLOCATED PARKING





Communal Entrance

Accessed via a secure fob entrance. Stairs lead up to all four floors of the building number 49 being on the top floor.

Entrance Hallway

Accessed via a solid door with spy hole, the hallway is beautifully presented and carpeted and has matching panelled doors giving access to the open plan lounge and kitchen, two double bedrooms (one en-suite) plus bathroom/WC. There is also a handy storage cupboard ideal for towels, linen and so on. Wall mounted entrance phone, radiator and water and heating controls.

Lounge - Kitchen/Diner

21' 9" x 11' 0" (6.63m x 3.35m)

A wonderfully light and airy room in two distinct areas. The living area is carpeted and has a near full height window to the side. There is a radiator, media connections and this area is open plan to the kitchen/dining space. The kitchen dining space has cushioned vinyl flooring and a further full height window to the side with water views. The kitchen is well appointed and has matching modern eye level and base units. These are complemented by roll top work surface areas which have a stainless steel sink unit inset with mixer tap over. Integrated appliances include a four ring gas hob with electric oven under and cooker hood over. There is a concealed combi boiler firing the gas central heating and there is adequate space for a table and chairs as needed.

Bedroom One

11' 6" x 9' 1" (3.51m x 2.77m)

Another very light and airy carpeted room with windows to the rear (with water views) and to the side. There is a radiator and a panelled door to the en-suite.

En-Suite

7' 8" x 4' 1" (2.34m x 1.24m)

A generous size and with an immaculate white suite comprising close coupled WC with button flush, pedestal wash basin with tiled splash back and there





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A generous size and with an immaculate white suite comprising close coupled WC with button flush, pedestal wash basin with tiled splash back and there is a double fully tiled shower cubicle with thermostatic shower inset. There is a cushioned vinyl flooring, radiator and extractor.

Bedroom Two

12' 5" x 8' 7" (3.78m x 2.62m)

The smaller dimension is an average dimension as one of the walls widens. A carpeted bedroom with a near full height window to the front and a radiator.

Bathroom/WC 8' 0" x 6' 0" (2.44m x 1.83m)

With an opaque uPVC window making the room naturally light and airy. There is an immaculate white suite comprising a close coupled WC with button flush, pedestal basin with tiled splash back and a bath with tiled splash back and matching sills. Radiator and extractor.

Allocated parking 1 Parking Space

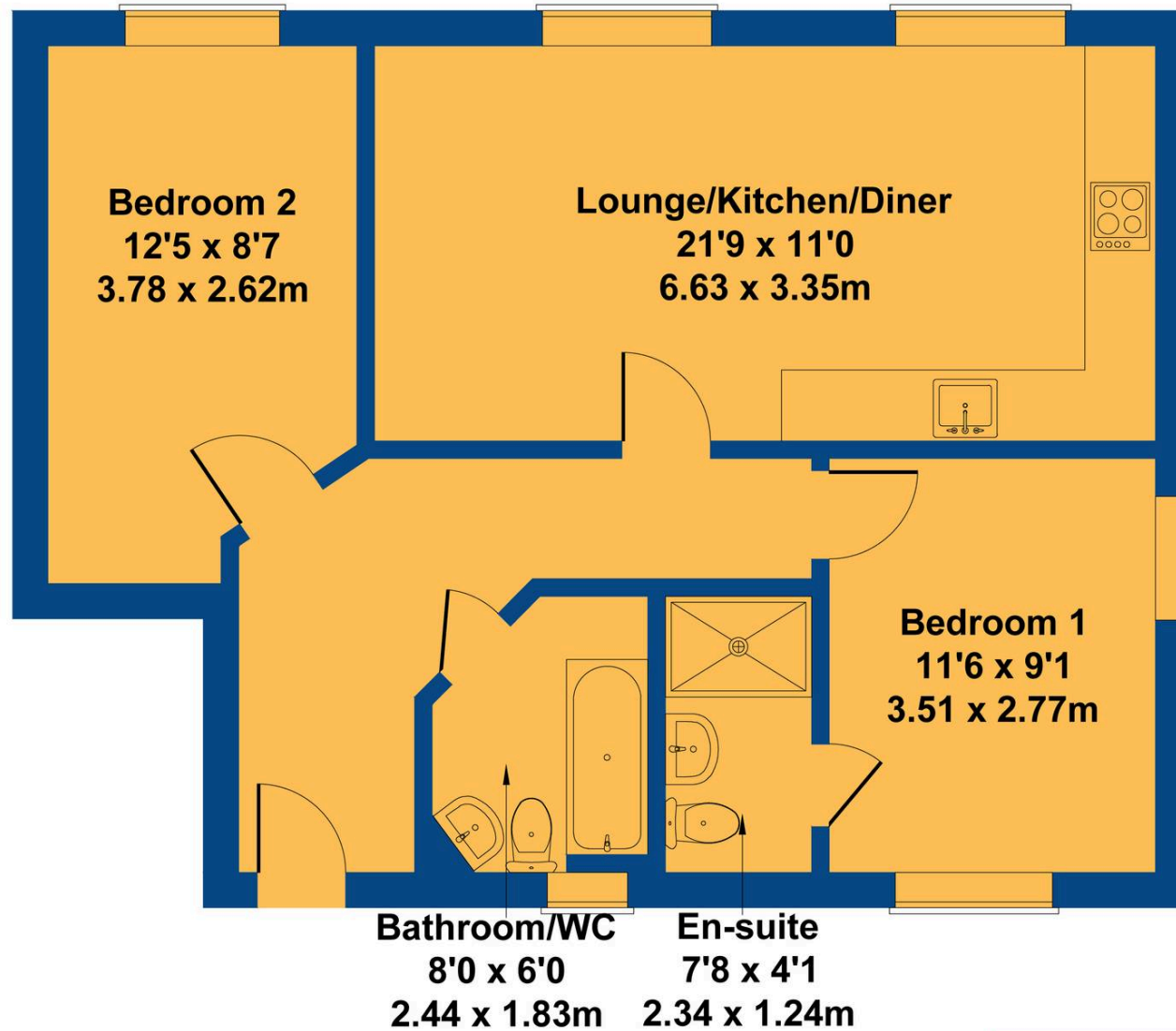
There is a parking space adjacent to the main entrance clearly marked with a bespoke sign post.

Lease and Charges The property is held on a 999 year lease from 2017. Currently the annual service charges are approx £1600 per annum and this includes building insurance and the general upkeep of all communal areas inside and out. There is a £200 per annum ground rent in addition. Review date due 2027, then every 10 years.

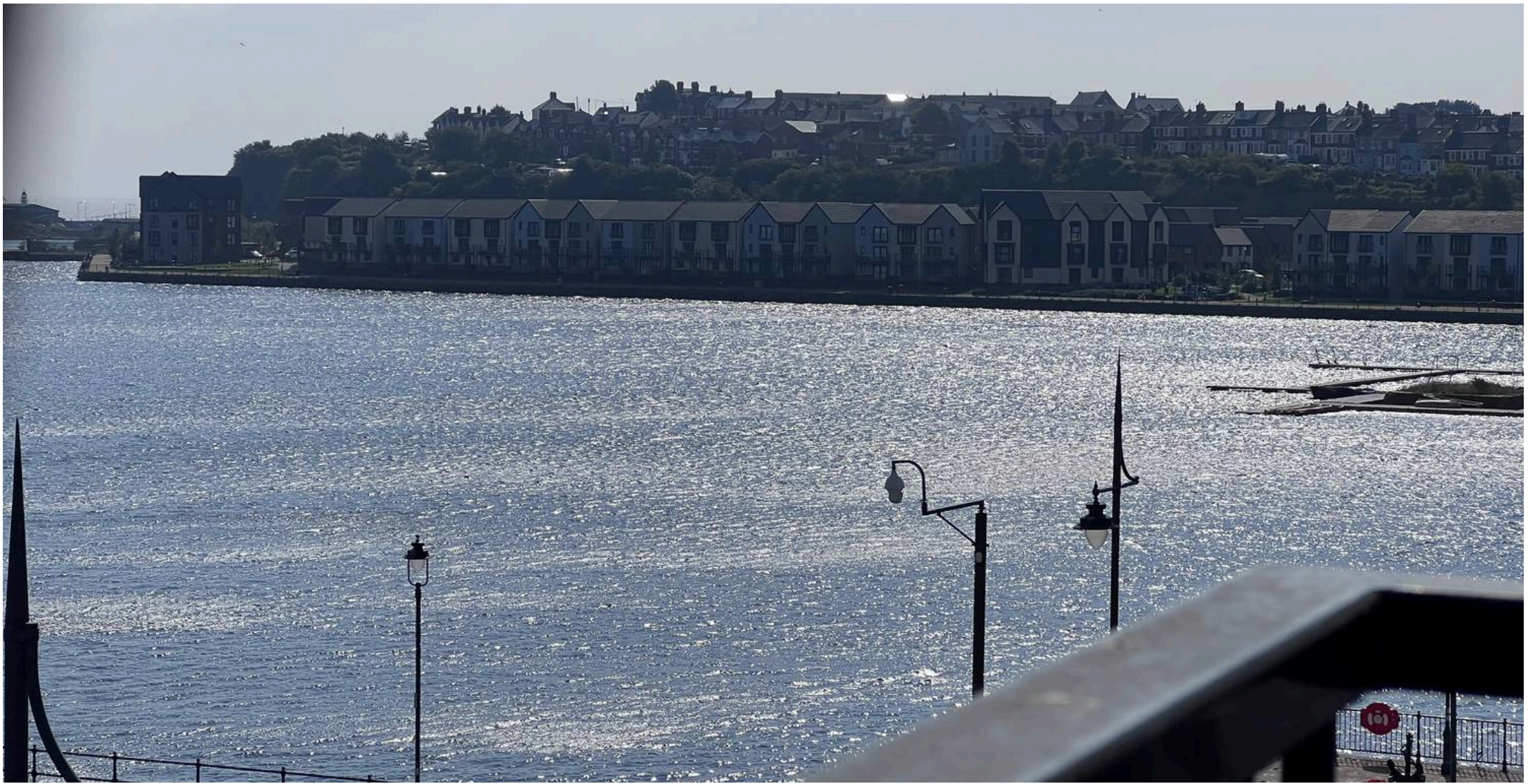


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Approximate Gross Internal Area
667 sq ft - 62 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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