

63 Mimosa Glanfa Dafydd

Barry, Barry

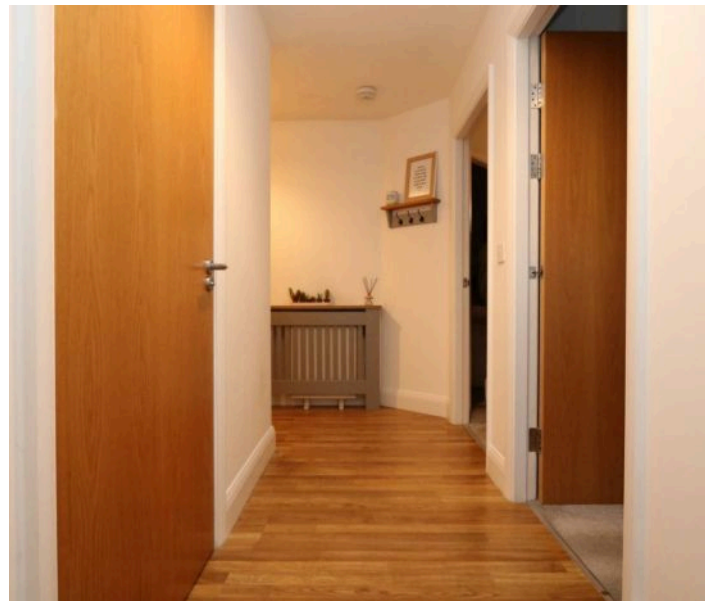
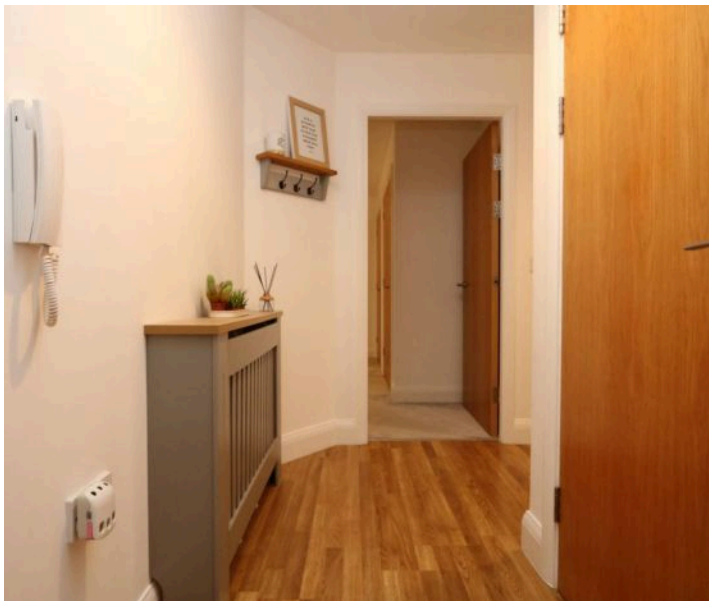
Modern two bedroom flat located on Barry waterfront, featuring an open plan lounge/diner, a balcony with beautiful dock views, a separate fitted kitchen with integral appliances, an en-suite to the master plus a family bathroom, allocated parking and secure entry. EPC C72. Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- IDEAL FIRST TIME BUY OR INVESTMENT
- TOP FLOOR APARTMENT (3RD FLOOR)
- BALCONY WITH BEAUTIFUL DOCK VIEWS
- LARGE OPEN PLAN LOUNGE/DINER, PERFECT FOR ENTERTAINING
- SEPARATE FITTED KITCHEN WITH INTEGRAL APPLIANCES
- TWO DOUBLE BEDROOMS
- EN-SUITE TO THE MASTER PLUS AN ADDITIONAL FAMILY BATHROOM
- ALLOCATED PARKING SPACE
- WATERFRONT LOCATION CLOSE TO SHOPS, AMENITIES AND TRANSPORT LINKS
- EPC C72





Hallway

Entrance into the property via a wooden fire door into the hallway. The hallway has wood effect flooring, smooth walls and a smooth ceiling. There is a wall-mounted electric heater and doors leading off to two bedrooms, a storage cupboard, a family bathroom, kitchen and lounge.

Kitchen

10' 9" x 10' 5" (3.28m x 3.17m)

Vinyl tile effect flooring, smooth walls and a smooth ceiling with spotlights. The kitchen comprises a good range of matching eye and base level units with complementing wood-effect worktops. A stainless steel sink inset with a stainless steel mixer tap over top. Integrated appliances include a washing machine, a single oven, a four-ring electric hob and a stainless steel extractor hood. There is a stainless steel splash-back behind the hob and space for a free-standing fridge/freezer. Ample space for a breakfast table or an island as desired. An extractor fan and a small front aspect window.

Lounge/Diner

18' 5" x 12' 8" (5.62m x 3.87m)

Carpeted with smooth walls and a smooth ceiling. A wall-mounted electric fire, an opaque side aspect window and uPVC double opening doors giving access to the balcony. The balcony has beautiful views of the dock and offers ample space for outdoor seating.

Bedroom One

12' 6" x 10' 2" (3.81m x 3.11m)

Carpeted with smooth walls and a smooth ceiling. A front aspect Juliet balcony, two double wardrobes and a door giving access to an en-suite.





En-suite

10' 0" x 4' 11" (3.04m x 1.51m)

Tiled flooring, half-height wall tiling with the remainder of the walls being smooth and a smooth ceiling. A three-piece white suite comprising a WC with a push button flush, a pedestal washbasin with a stainless steel mixer tap over top and a walk-in shower cubicle with a thermostatic shower inset and a glass sliding shower screen. Full-height tiling within the shower, an extractor fan and a heated towel rail.

Bedroom Two

13' 0" x 9' 1" (3.97m x 2.78m)

Narrows to 2.32m. Carpeted with smooth walls and a smooth ceiling. Two front aspect windows and a wall-mounted electric heater.

Family Bathroom

6' 8" x 5' 9" (2.02m x 1.75m)

Tiled flooring, half-height wall tiling with the remainder of the walls being smooth and a smooth ceiling. A three-piece white suite comprising a WC with a push button flush, a pedestal washbasin with a stainless steel mixer tap over top and a bath with a stainless steel mixer tap over top, a rinser and a glass shower screen. Full-height wall tiling within the bath, a heated towel rail and an extractor fan.

Lease, Ground Rent and Service Charges

There are 976 years remaining on the lease. The service charge is payable every six months (in advance). The service charge from December 2025 until May 2026 was £1097.43. Therefore the service charge is approx £2194.86 per annum, payable to Seel and Co. Ground rent of £91.82 is payable annually.





BALCONY

A private balcony offering beautiful dock views and ample space for outdoor seating.

ALLOCATED PARKING

1 Parking Space

One allocated undercroft parking space.



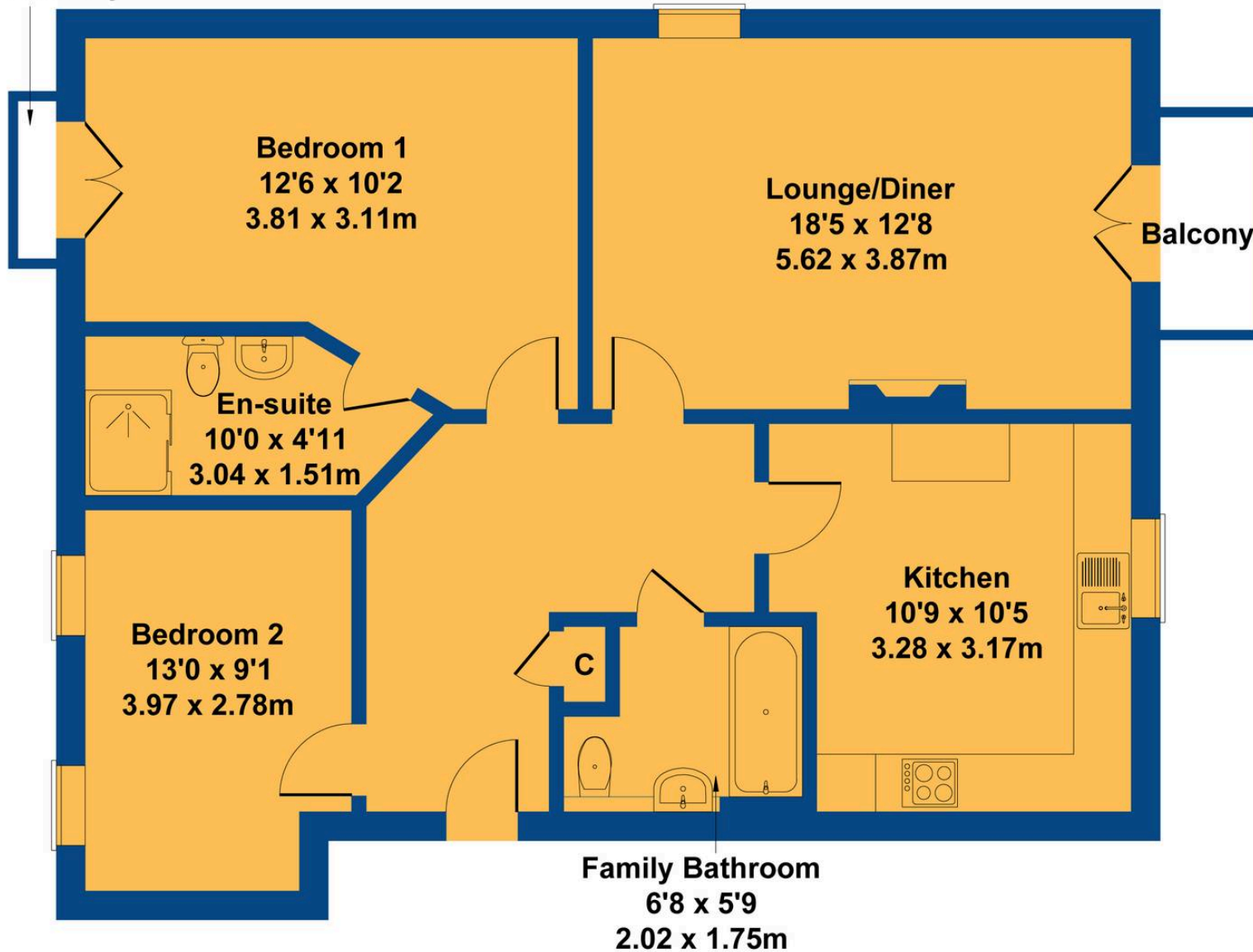




63 Mimosa, Glanfa Dafydd


Approximate Gross Internal Area
807 sq ft - 75 sq m

Juliet
Balcony




Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	76
(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		
(69-80) C		
(55-68) D	55	60
(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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