





## 63 Neptune Road

Barry, Barry

Modern two bedroom first floor apartment with water views, open plan kitchen/living/dining room, two bathrooms, allocated parking, secure entry, located near Barry Island Beach and Goodsheds. Offered with no onward chain, perfect for first time buyers or investors alike! Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- NO ONWARD CHAIN
- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- EN-SUITE TO MASTER PLUS ADDITIONAL FAMILY BATHROOM
- WATER VIEWS
- CLOSE TO GOOD SHEDS AND BARRY ISLAND BEACH
- EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES
- ALLOCATED PARKING SPACE TO REAR
- EPC B83





## Hall

Accessed via a private door. An L shaped carpeted hall with a radiator and intercom system. Doors provide access to two bedrooms, a bathroom, a store cupboard and an open plan kitchen/lounge/diner.

## Bathroom

6' 8" x 3' 6" (2.03m x 1.07m)

Vinyl wood effect flooring. A three piece white suite comprising a bath with a stainless steel mixer tap overtop, a pedestal wash basin with a stainless steel mixer tap overtop and a close coupled WC with a push button flush. An opaque window, a radiator and an extractor.

## Kitchen/Lounge/Diner

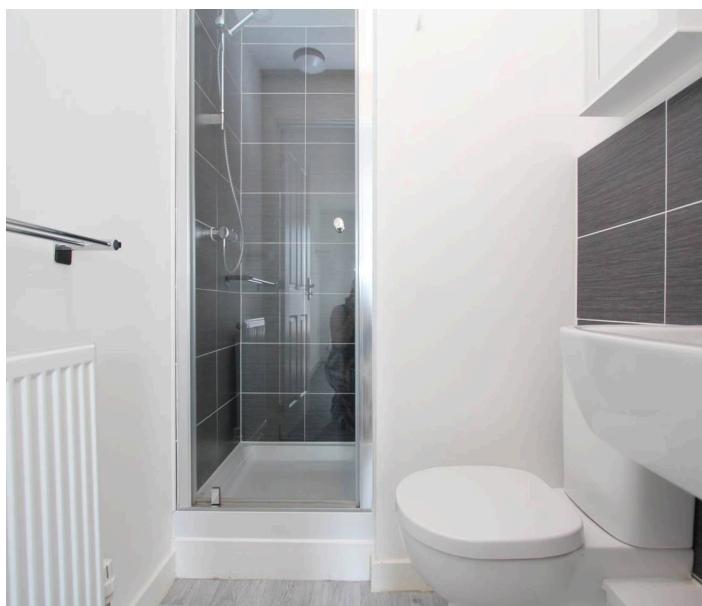
19' 5" x 9' 7" (5.91m x 2.92m)

The kitchen has a range of white eye and base level units, complementing work surfaces with a sink unit inset plus matching splash backs. Inset gas hob with oven under. Washing machine. Space for tall fridge/freezer as required. Side aspect window offering water views. Wood effect vinyl flooring. Open to lounge, which is carpeted and with a side aspect window (double opening) against a Juliet style balcony. Radiator.

## Bedroom One

12' 0" x 8' 4" (3.65m x 2.54m)

Carpeted double bedroom with a side aspect window and a radiator. A door leads to the en-suite shower room.



#### En-suite

6' 7" x 4' 9" (2.00m x 1.44m)

Measurements include depth of shower cubicle. White suite with pedestal wash basin, close coupled WC and fully tiled shower cubicle with inset thermostatic shower. Laminate effect vinyl floor, radiator and extractor. Wall mounted mirrored store cabinet.

#### Bedroom Two

11' 3" x 8' 9" (3.42m x 2.66m)

Carpeted double bedroom with rear aspect window offering water views. Radiator.

#### Lease/Service Charges/Ground Rent

Remus Management are the maintenance company for this apartment. The annual service charge is approx £1400. There is no ground rent payable. Remus review these charges annually. There is approximately 991 years remaining on the lease.

#### Agent Note

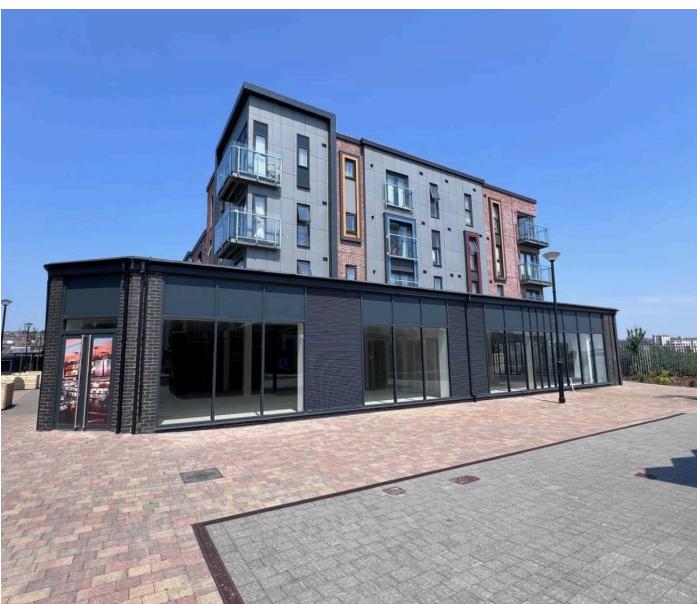
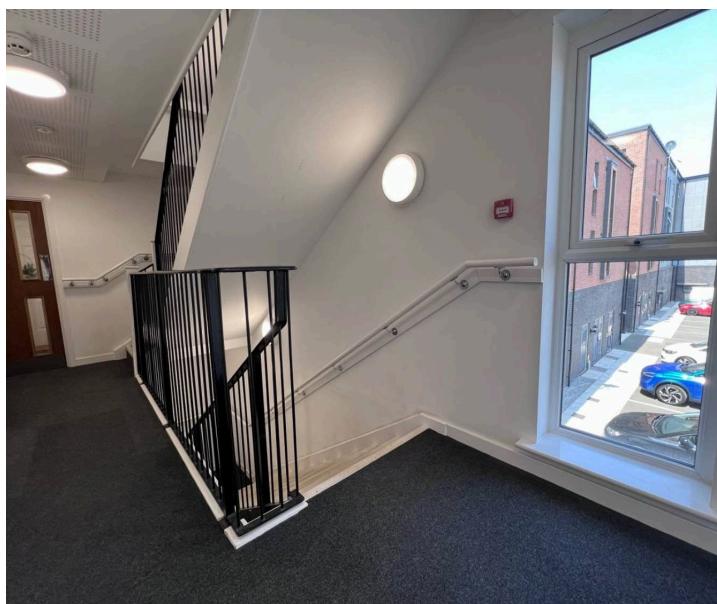
Buyers need to be aware that some mortgage companies won't consider loaning on a property above commercial premises. The commercial units below these apartments are currently vacant and Chris Davies Estate Agents are unaware at this stage what they will be used for. Buyers are advised to check with their mortgage company before purchasing.



#### ALLOCATED PARKING

1 Parking Space

Allocated and numbered parking space to the rear.







## Chris Davies Estate Agents

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HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.