





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 ovetop, a pedestal wash basin with a stainless steel mixer tap ovetop 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.

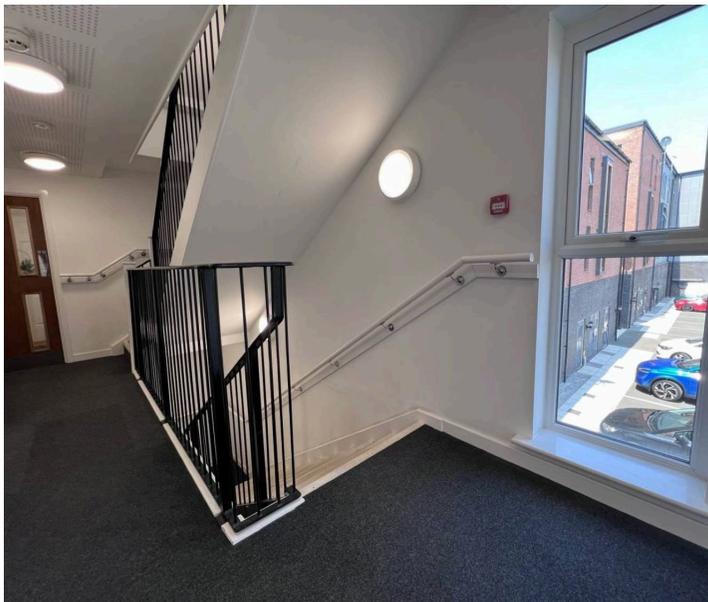




ALLOCATED PARKING

1 Parking Space

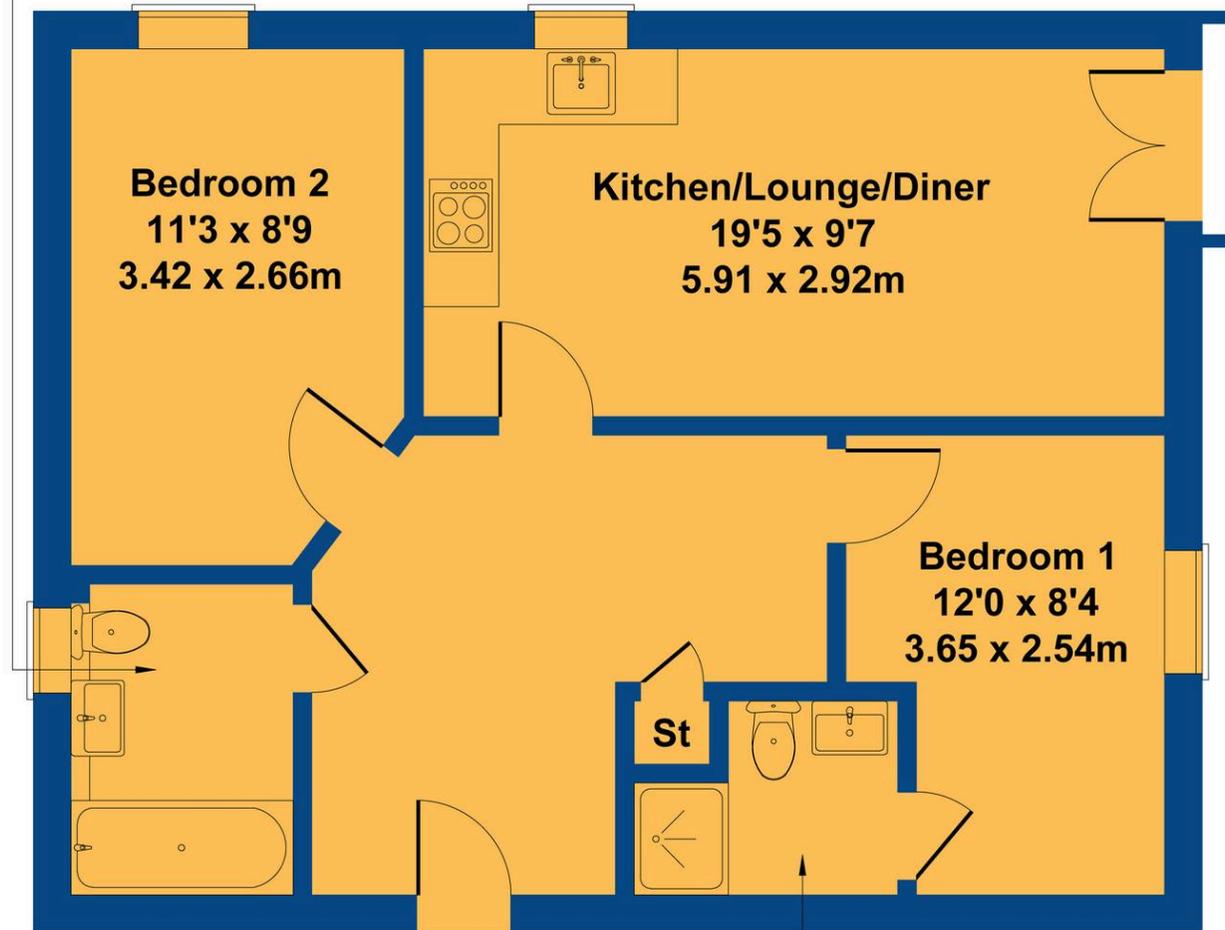
Allocated and numbered parking space to the rear.



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Approximate Gross Internal Area
635 sq ft - 59 sq m

Bathroom
6'8 x 3'6
2.03 x 1.07m



FIRST FLOOR

En-suite
6'7 x 4'9
2.00 x 1.44m

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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