







## 21 Cei Tir Y Castell

Barry, Barry

Stunning two bedroom flat in the heart of Barry Waterfront featuring an open plan living space, en-suite master bedroom and Juliette balcony with dock views. Perfect for families or professionals. Allocated parking, close to amenities and transport links. Ideal modern living in vibrant community.

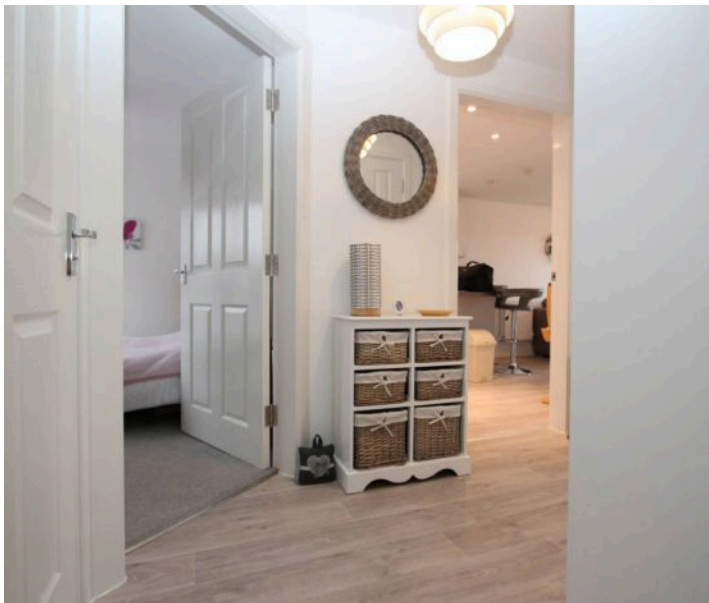
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- SECOND FLOOR APARTMENT
- JULIET BALCONY WITH STUNNING VIEWS OF THE DOCK
- OPEN PLAN KITCHEN/LOUNGE/DINER, PERFECT FOR ENTERTAINING
- TWO DOUBLE BEDROOMS, EN-SUITE SHOWER ROOM TO THE MASTER BEDROOM PLUS A SEPARATE BATHROOM
- ALLOCATED PARKING SPACE
- CLOSE PROXIMITY (0.8 MILES) TO BARRY DOCKS TRAIN STATION AND THE NEW BARRY TRANSPORT INTERCHANGE
- CLOSE TO BARRY ISLAND AND GOODSHEDS FOR DINING/ENTERTAINMENT
- A SHORT WALK TO BARRY WATERFRONT RETAIL PARK
- CATCHMENT FOR YSGOL SANT BARUC (NEW WELSH MEDIUM PRIMARY SCHOOL ON THE WATERFRONT)
- NO ONWARD CHAIN; EPC B84





### Hallway

Entrance via a fire door with a thumb twist lock, peep hole and chain lock for added security. Smooth walls, a smooth ceiling and vinyl wood effect flooring. A wall mounted intercom system and doors leading off to the bathroom, two bedrooms, the kitchen/lounge.

### Kitchen/Diner/Lounge

20' 4" x 9' 8" (6.20m x 2.95m)

A continuation of the vinyl wood effect flooring from the hallway, smooth walls and a smooth ceiling. The kitchen has white gloss matching eye and base level units with a beautifully complementing grey worktop which has a stainless steel sink inset with a stainless steel mixer tap overtop. Integrated appliances include a fridge/freezer, a single oven, a stainless steel four ring gas hob, a stainless steel cooker hood and a washing machine. There is a stainless steel splashback behind the hob and a side aspect window above the kitchen sink. The worktop extends to a breakfast bar with space for up to three stools as needed. Moving through into the lounge area, there are two radiators and a Juliet balcony providing a stunning view of the dock.







### Bedroom One

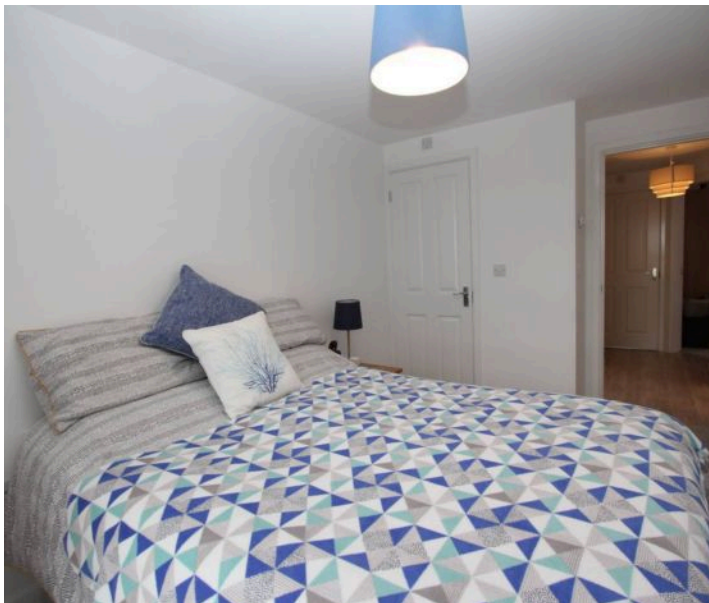
11' 11" x 8' 2" (3.63m x 2.49m)

Carpeted with smooth walls and a smooth ceiling. A large front aspect window, again providing a gorgeous view of the dock. A radiator and a door leading through to the en-suite shower room.

### En-suite Shower Room

6' 3" x 4' 6" (1.91m x 1.37m)

A continuation of the vinyl wood effect flooring, smooth walls and a smooth ceiling. A white WC with a push button flush, a white pedestal basin with stainless steel pillar taps overtop and a walk in shower cubicle with a stainless steel shower inset and a glass folding shower screen. Inside the shower cubicle is fully tiled, as well as a matching tile splashback over the sink. There is also a radiator, towel rail, hand towel ring and extractor fan. Please note, measurements have been taken into the shower cubicle.





### **Bedroom Two**

11' 2" x 10' 4" (3.40m x 3.15m)

Carpeted with smooth walls and a smooth ceiling. A large rear aspect window and a radiator. Please note measurements have been taken into the window recess.

### **Bathroom**

6' 7" x 5' 6" (2.01m x 1.68m)

Vinyl wood effect flooring, smooth walls and a smooth ceiling with spotlights. A three piece white suite including a WC with a push button flush, a pedestal basin with stainless steel pillar taps ovetop and a bath with a stainless steel electric shower inset and a glass shower screen. There is full height tiling inside the bath and a matching tile splashback over the sink. There is also an opaque rear window, a radiator and an extractor fan.

Ground rent of £122 is payable annually and is reviewed every 10 years. A service charge of £1659 per annum is payable annually.





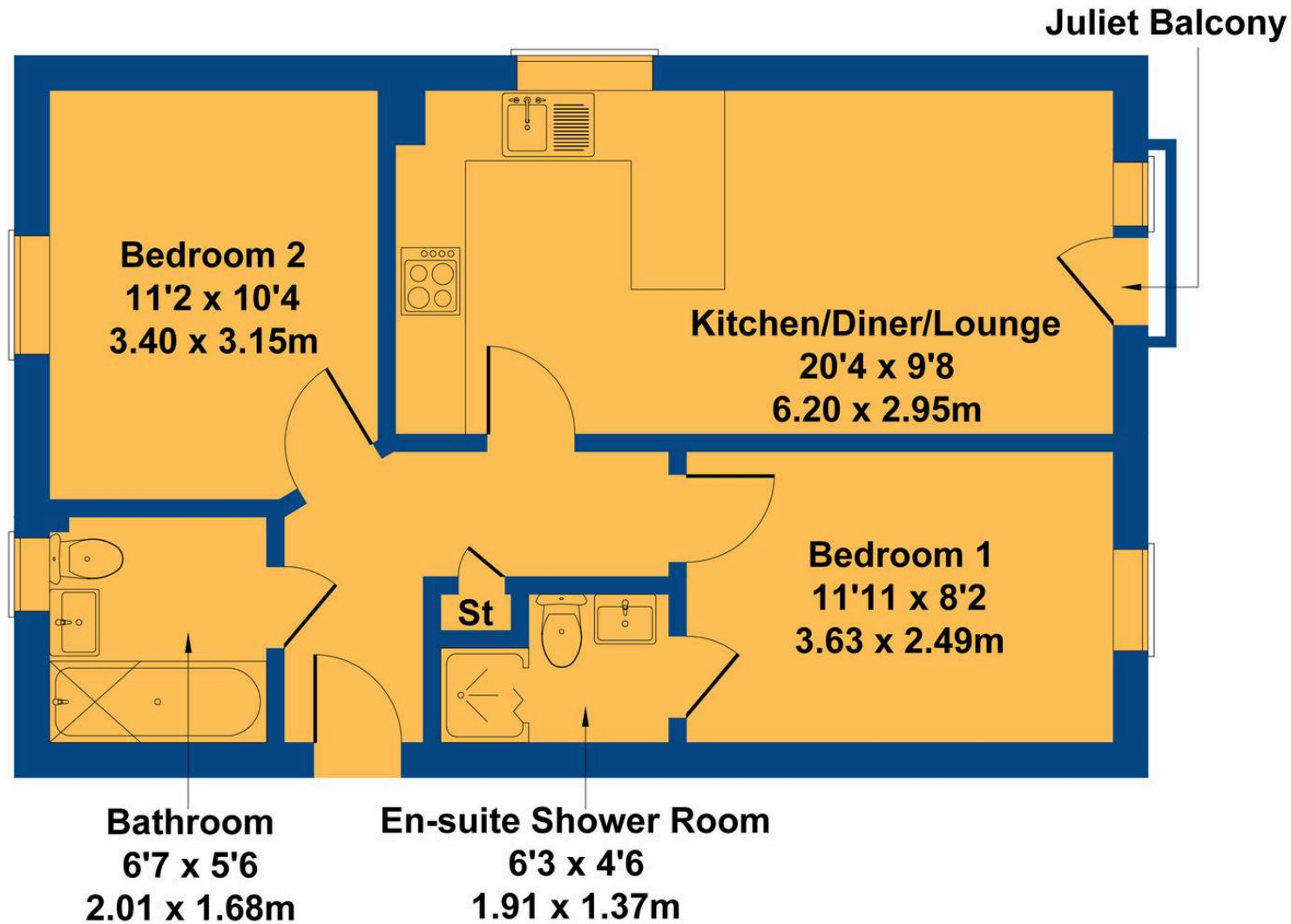


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	84	84
England, Scotland & Wales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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>	89	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

# 21 Cei Tir Y Castell

Approximate Gross Internal Area  
549 sq ft - 51 sq m



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





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