





53 Clos Y Rheilffordd

Barry, Barry

Immaculate two bedroom top floor apartment with water views, open plan living, en-suite, Juliet balcony, parking, secure entry and excellent Barry Waterfront location near amenities and transport links.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- POPULAR BARRY WATERFRONT LOCATION
- TOP FLOOR APARTMENT WITH WATER VIEWS
- BEAUTIFULLY PRESENTED, SHOW HOME STANDARD!
- OPEN PLAN KITCHEN/LIVING SPACE PERFECT FOR ENTERTAINING
- JULIET BALCONY
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO MASTER PLUS ADDITIONAL FAMILY BATHROOM
- ALLOCATED PARKING
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- EPC B83





Hallway

Entrance into the property via a fire door with a peephole, safety chain and thumb turn for added security. The hallway has wood effect flooring, smooth walls and a smooth ceiling. There is a radiator, a wall-mounted intercom system and doors giving access to two bedrooms, a family bathroom, a storage cupboard and the open plan kitchen/living space.

Kitchen/Living

20' 3" x 9' 3" (6.17m x 2.83m)

Wood effect flooring, smooth walls and a smooth ceiling. The kitchen comprises a range of modern grey eye and base level units with complementing worktops. There is a composite black sink inset with a stainless steel mixer tap over top. There is a subway tiled splash back and a glass splash back behind the hob. Integrated appliances include a single oven, a four-ring induction hob, extractor hood, fridge/freezer and washing machine. There is also a small window to the kitchen area. The living space has two radiators, a door giving access to a cupboard housing the combi boiler and double opening French doors giving access to a Juliet balcony with beautiful water views.

Bedroom One

12' 3" x 8' 6" (3.73m x 2.60m)

Bedroom one is carpeted with smooth walls and a smooth ceiling. There is a large floor-to-ceiling window, a radiator and a door giving access to the en-suite shower room.





En-suite

6' 6" x 4' 9" (1.99m x 1.44m)

Measurements have been taken into the shower cubicle. The en-suite has vinyl flooring, smooth walls and a smooth ceiling. There is a three-piece white suite comprising a close-coupled 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 stainless steel thermostatic shower inset and a glass shower screen. There is full-height tiling within the shower cubicle with a matching splash back behind the washbasin and WC. There is also a radiator and an extractor fan.

Bedroom Two

10' 11" x 8' 6" (3.32m x 2.59m)

Bedroom two is carpeted with smooth walls and a smooth ceiling. There is a large floor-to-ceiling window and a radiator.

Family Bathroom

7' 0" x 5' 7" (2.13m x 1.69m)

The family bathroom has vinyl flooring, smooth walls and a smooth ceiling. There is a three-piece white suite comprising a close-coupled 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. There is a tiled splash back around the bath and along the back of the WC and washbasin. There is also an opaque window, a radiator and an extractor fan.

Lease/Service Charges/Ground Rent

There is no ground rent payable. The service charge is £1503.55 per year, paid to Fexco Property Services (Management) Limited. There are 991 years remaining on the lease.





Agent Note

Buyers are advised that mortgage lending for apartments above commercial units can vary by provider. Please consult your lender or contact our office for further information regarding financing for this property. The commercial units below the apartment are currently vacant. While the specific future use of these spaces is yet to be confirmed, they represent a great opportunity for new amenities to further enhance this popular waterfront location.

Allocated parking

1 Parking Space

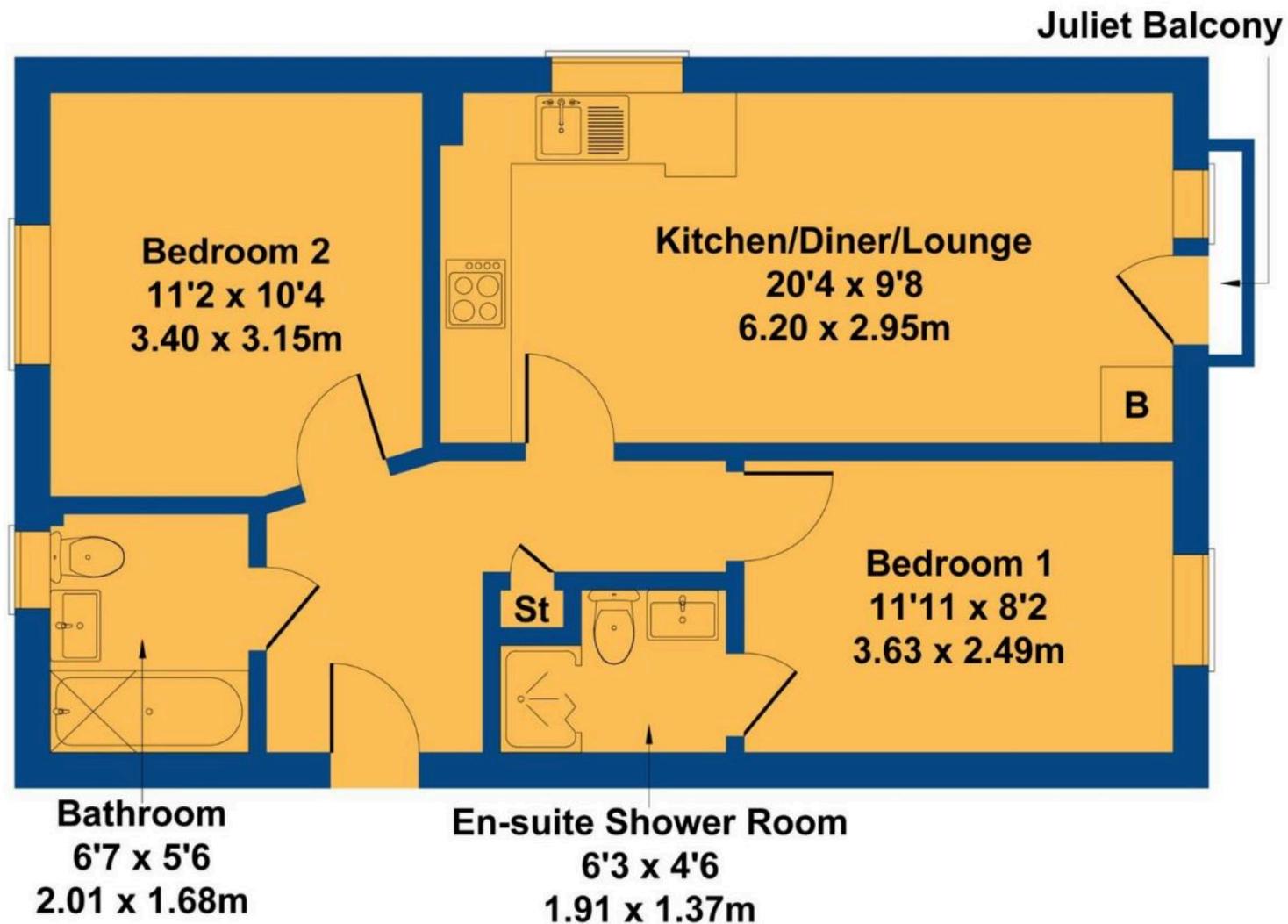






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Approximate Gross Internal Area
570 sq ft - 53 sq m



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



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