





Flat 21

Howard Court Pontypridd Road, Barry

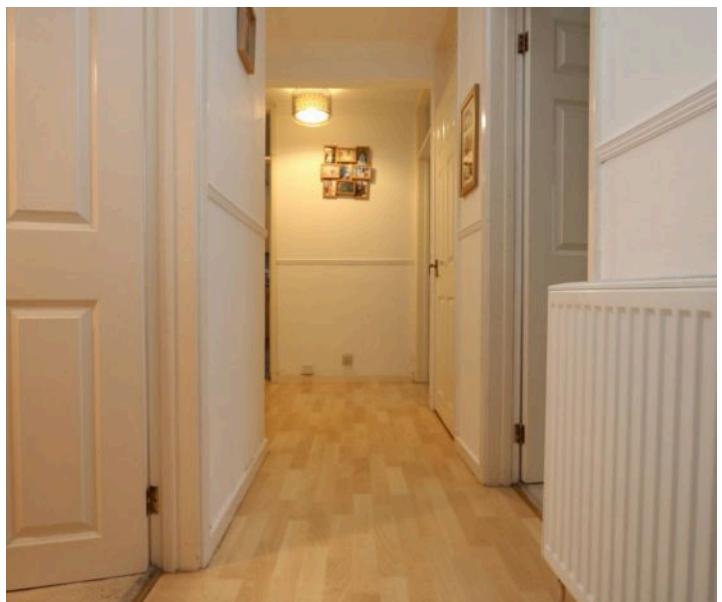
Spacious top floor two bed flat in Barry's West End. Features large lounge/diner, modern kitchen, separate bathroom and WC, garage, off-road parking and no onward chain! Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- NO ONWARD CHAIN
- WEST END LOCATION
- TOP FLOOR FLAT
- GARAGE AND OFF-ROAD PRIVATE PARKING
- LARGE LOUNGE/DINER IDEAL FOR ENTERTAINING
- MODERN FITTED KITCHEN
- TWO BEDROOMS
- SEPARATE BATHROOM AND WC
- EPC TBC





Hallway

Entrance into the property via a wooden fire door into an entrance hallway. The hallway has wood effect flooring, smooth walls with dado rails and a smooth coved ceiling. There are doors leading off to two storage cupboards, two bedrooms, a bathroom, WC, kitchen, and lounge.

Kitchen

8' 10" x 8' 8" (2.68m x 2.65m)

The kitchen has wood effect flooring, smooth walls and a smooth ceiling. The kitchen comprises a good range of matching wood effect eye and base level units with complementing wood effect worktops. There is a stainless steel one and a half bowled sink inset with a stainless steel mixer tap overtop. Integrated appliances include a single oven, a four ring gas hob and an extractor hood. There is also space and plumbing for a washing machine and ample space for a fridge/freezer. There is a cupboard housing the combi boiler, a rear aspect window and a radiator.

Lounge/Diner

16' 10" x 12' 4" (5.12m x 3.75m)

The lounge/diner is carpeted with papered walls and a smooth coved ceiling. There is a large front aspect window, two radiators, ample space for a dining table and chairs as required plus living room furniture.

Bathroom

5' 5" x 5' 0" (1.66m x 1.53m)

The bathroom has tiled flooring, full-height wall tiling and a papered ceiling. There is a two piece white suite comprising a vanity washbasin with a stainless steel mixer tap overtop and a white bath with a stainless steel thermostatic shower inset and a glass shower screen. There is also a rear aspect opaque window and a chrome towel rail.





WC

4' 10" x 3' 0" (1.47m x 0.91m)

The WC has wood effect flooring, half-height waterproof wall panelling with the remainder of the walls being smooth and a smooth coved ceiling. There is a two piece white suite comprising a WC with a concealed cistern and a wall-mounted vanity washbasin with a stainless steel mixer tap overtop. There is also a rear aspect opaque window and a radiator.

Bedroom One

13' 2" x 9' 5" (4.02m x 2.87m)

Bedroom one is carpeted with smooth walls and a smooth coved ceiling. There is a large front aspect window, a radiator, fitted wardrobes and a built-in storage cupboard. Measurements exclude the depth of the fitted wardrobes.

Bedroom Two

9' 3" x 6' 9" (2.81m x 2.05m)

Bedroom two is carpeted with smooth walls and a smooth coved ceiling. There is a rear aspect window, a radiator and a fitted double wardrobe.

Measurements exclude the alcove where the fitted wardrobe is located.

Lease/Service Charges/Ground Rent

There are 983 years remaining on the lease. A service charge of £165 per month is payable to West Quay Property Management. £0 ground rent payable.





GARAGE

Single Garage

OFF STREET

1 Parking Space







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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.