



Flat 16, Rowan Court St. Nicholas Close, Barry

Barry

£170,000



Flat 16

Rowan Court St. Nicholas Close, Barry

End terrace maisonette with three bedrooms, lounge, kitchen, sun room, double glazing, gas central heating, and views over Romilly Park and Bristol Channel. Close to Barry Island and amenities.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- WEST END LOCATION
- CHANNEL VIEWS
- GENEROUS ACCOMMODATION
- WELL PRESENTED
- THREE BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- CLOS TO AMENITIES
- MAISONETTE
- OWN ENTRANCE





Hallway

Engineered wood flooring, window to front with slatted blind. Staircase rising to upper floor with fitted carpet and stair lift. Window to front with slatted blind Radiator. Open planned into :-

Lounge/Diner

12' 9" x 25' 0" (3.89m x 7.62m)

Engineered wood flooring, neutral decor. Dual aspect with window into sun room and window to the rear with view towards the Channel. Sliding door into inner hallway. Feature fireplace with pebble effect fire in situ. Coved and flat plastered ceiling. Two double panelled radiators. Doorway into:-

Kitchen

6' 6" x 11' 2" (1.98m x 3.40m)

ceramic tiled flooring. A range of base and eye level units with high gloss white doors and complementing work surfaces. Inset single drainer sink with mixer tap over. Built in oven and hob with extractor fan over. Metro style tiling to splash backs spaces for washing machine and fridge/freezer. Window overlooking Romilly Park. Flat plastered ceiling with recessed lighting.

Sunroom

10' 0" x 4' 5" (3.05m x 1.35m)

Fitted carpet, UP VC window to front. Window into lounge with Two fitted roller blinds.

Landing

Fitted carpet, neutral decor. Doors into :-

Bedroom One

12' 8" x 11' 8" (3.86m x 3.56m)

Fitted carpet, neutral decor, A walk in wardrobe, built in cupboard housing combination boiler. Coved and flat plastered ceiling. Large picture window to front with vertical blind.. Coved and flat plastered ceiling.

Bedroom Two

Fitted carpet, radiator Built in wardrobes. Window to rear with vertical blind and extensive views across Romilly park towards the Bristol Channel. Coved and



COMMUNAL GARDEN

The gardens are communal mainly laid to lawn with mature planting and seating.







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