



CEI TIR Y CASTELL
BARRY
CF63 4DG

ASKING PRICE OF
£169,950



FIRST FLOOR FLAT



2



1



2



1

TWO BED APARTMENT WITH WATER VIEWS
tucked away in the vibrant coastal town of Barry, this beautifully presented first floor flat offers an enticing blend of comfort and convenience. Enjoying a prime position, the property boasts uninterrupted water views that promise a sense of calm and relaxation, making each day feel like a retreat.

The spacious accommodation includes two well-proportioned bedrooms, with the added luxury of one en-suite and a separate bathroom perfect for hosting guests or providing an extra layer of privacy. The flat is chain free, facilitating a smooth transition for those seeking a swift purchase. Presented in good condition throughout, it is ideal for first-time buyers, downsizers, or anyone looking for a fresh start by the sea.

Step outside and you'll find yourself just moments from an array of local shops and the ever-popular seafront, renowned for its golden sands and lively promenade.

SUMMARY

Tucked away in the vibrant coastal town of Barry, this beautifully presented first floor flat offers an enticing blend of comfort and convenience. Enjoying a prime position, the property boasts uninterrupted sea views that promise a sense of calm and relaxation, making each day feel like a retreat.

The spacious accommodation includes two well-proportioned bedrooms, with the added luxury of one en-suite and a separate bathroom perfect for hosting guests or providing an extra layer of privacy. The flat is chain free, facilitating a smooth transition for those seeking a swift purchase. Presented in good condition throughout, it is ideal for first-time buyers, downsizers, or anyone looking for a fresh start by the sea.

Step outside and you'll find yourself just moments from an array of local shops and the ever-popular seafront, renowned for its golden sands and lively promenade.

LOCATION

This two bed apartment is set on the waterfront, local to a supermarket and plenty of shops. Walking distance to goodsheds and other amenities.

LEASEHOLD/SERVICE CHARGE

Leasehold - 988 years remaining.
Service charge (PA) - £1851.39.

ENTERANCE HALL

Enter via composite door. Vinyl flooring throughout.
Radiator. Doors to all rooms and storage cupboard.

TENURE: LEASEHOLD

COUNCIL TAX BAND: B

FLOOR AREA APPROX: 377 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

KITCHEN/DINER

19' 03" x 9' 07" (5.87m x 2.92m)

Kitchen to comprise of fitted wall and base units incorporating a stainless steel sink with mixer tap over, 4 ring gas hob and cooker with extractor fan over. Recess and plumbing for appliance. Radiator. Vinyl flooring. Double glazed door and window to Juliette balcony.

BEDROOM ONE

11' 06" x 8' 01" (3.51m x 2.46m)

Vinyl flooring continued. Radiator. Double glaze window to front. Door to:

ENSUITE

Radiator. Vinyl flooring continued. Hand wash basin with mixer taps. Closed cistern W.C.. Glazed shower enclosure.

BEDROOM TWO

11' 02" x 8' 0.5" (3.4m x 2.44m)

Vinyl flooring continued. Radiator. Double glazed window to the rear.

BATHROOM

Fitted panelled bath. Wash hand basin. Closed cistern W.C. Radiator.

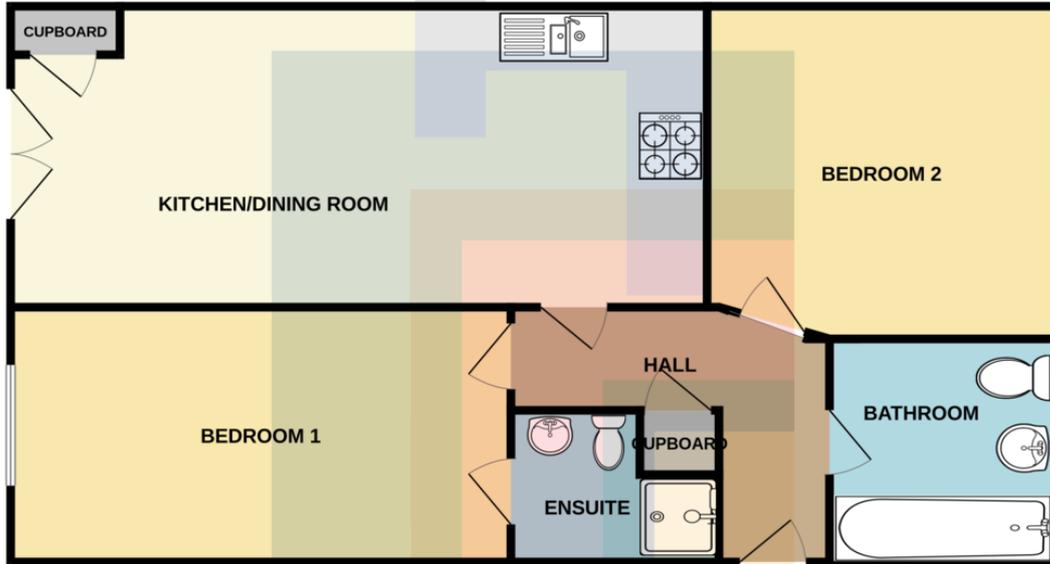


CEI TIR Y CASTELL, BARRY CF63 4DG



CEI TIR Y CASTELL, BARRY CF63 4DG

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

BARRY 01446 744750

106 Broad Street, Barry, South Glamorgan, CF62
7AJ



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK