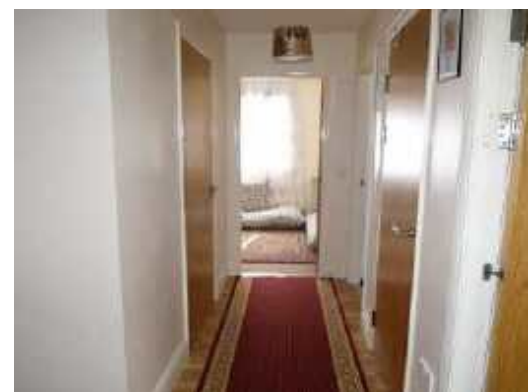




26 Lycianda House, Barry

£112,500

*** INVESTMENT OPPORTUNITY *** ESTABLISHED TENANT *** Priory Estates are pleased to offer to the market a well presented two bedroom second floor apartment situated on the sought after Barry Waterfront being close to local railway station, supermarket and leisure facilities. The accommodation briefly comprises; entrance hallway, lounge with double opening doors to Juliette balcony, fitted kitchen, two bedrooms with en-suite to master and family bathroom. The property benefits from allocated parking and would be ideal for an investor. The property is offered with no forward chain and viewings are highly recommended to fully appreciate.



26 Lycianda House, Barry

Communal Entrance Hallway

Enter via 24 hour security doors. Stairs and doors to all apartments.

Entrance Hallway

Enter via wooden door. Smooth plastered ceiling and walls. Laminate flooring. Security door entry telephone. Economy 7 storage heater. Ample storage cupboard. Doors to all rooms.

Kitchen 9'11" x 8'11" (3.02m x 2.72m)

Smooth plastered ceiling and walls. Laminate flooring. Fitted kitchen comprising a range of wall and base units with rolled edge laminate worktop surfaces with inset stainless steel sink and drainer unit with mixer tap over. Built in electric oven with four ring electric hob and extractor canopy over. Integrated washing machine. Double glazed window to side elevation.

Lounge 13'3" x 13'0" (4.04m x 3.96m)

Smooth plastered ceiling and walls. Fitted carpet. Double glazed french doors opening to Juliette balcony. Economy 7 storage heater.

Bedroom One 12'7" x 13'2" (3.84m x 4.01m)

Smooth plastered ceiling and walls. Fitted carpet. Double glazed french doors opening to decked balcony offering water views. Economy 7 storage heater. Two built in double wardrobes. Door to En-Suite.

En-Suite

Smooth plastered ceiling. Smooth plastered walls with tiles to splash back areas. Fitted carpet. Low level close coupled WC and pedestal wash hand basin. Glazed shower enclosure with electric shower insitu. Double glazed window to side.

Bedroom Two 10'11" x 8'5" (3.33m x 2.57m)

Smooth plastered ceiling and walls. Fitted carpet. Double glazed window to front. Economy 7 storage heater.

Bathroom

Smooth plastered ceiling. Smooth plastered walls with tiles to splash back areas. Fitted carpet. Low level close coupled WC, pedestal wash hand basin and panelled bath. Electric heated towel rail.

Outside

Allocated parking.

Agent Notes

The owner of this property has a direct link to Priory Estates.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A	82	A	71
B	79	B	67
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	