



6 Heol Cilffrydd, Barry

£125,000

*** NEW *** Priory Estates are pleased to offer a well presented spacious two bedroom top floor apartment in the popular Waterfront location in Barry. The property briefly comprises; entrance hallway, two double bedrooms with en-suite shower room to master, family bathroom and open plan lounge/kitchen. Allocated parking and communal gardens. The property is situated in the very up and coming Waterfront development. Viewing is highly recommended.



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Communal Entrance

Well maintained communal entrance with doors to ground floor apartments and stairs to further floors.

Entrance Hallway

Enter via hardwood front door. Smooth ceiling. Coving. Smooth walls. Spot lights. Carpet flooring. Wall mounted electric storage heater. Security entrance phone. Doors to all rooms and storage cupboard.

Kitchen/Lounge 17'10 x 13'04 (5.44m x 4.06m)

Kitchen: Attractive fitted kitchen to comprise range of base and wall units with rolled edge laminated work surfaces incorporating stainless steel sink and drainer with mixer tap. Built in four burner electric hob and oven with extractor fan and space for washing machine and fridge. Smooth ceiling. Smooth walls with ceramic tiles to splash back. Spot lights. Laminate flooring. Double glazed french doors leading to Juliet balcony.

Bedroom One 17'01 x 10'07 (5.21m x 3.23m)

Smooth ceiling. Smooth walls. Carpet flooring. Wall mounted electric heater. Double glazed window to rear. Door to en-suite.

En-suite

Smooth ceiling. Smooth walls with ceramic tiles to splash back. Ceramic tiles to flooring. Double glazed opaque window to rear. Wall mounted electric towel heater. Suite to comprise: Low level close coupled w/c. Pedestal wash hand basin. Shower cubicle with glazed door frontage and electric shower insitu.

Bedroom Two 9'10 x 9'04 (3.00m x 2.84m)

Smooth ceiling. Smooth walls. Carpet flooring. Double glazed window to front. Wall mounted electric heater.

Family Bathroom

Spacious family bathroom with double glazed opaque window to front. Smooth ceiling. Smooth walls with ceramic tiles to splash back. Low level close coupled w.c and pedestal wash hand basin and panelled bath. Carpet flooring. Wall mounted electric towel heater.

Outside

Attractive communal gardens and allocated parking.



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		A	
B		B	
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	