



- DUPLEX
- EN- SUITE
- WRAP AROUND BALCONY
- CLOSE TO AMENITIES
- 

### Amorella House, Glanfa Dafydd, CF63 4BG

Offers In Excess Of £145,000

DUPLEX APARTMENT WITH WATER VIEWS. Comprising of Communal hallway, Hallway, Lounge, Kitchen, Two double bedrooms and a shower room. Benefiting from double glazing and electric heating and a wrap around balcony with views across the Bristol Channel. Allocated parking. Situated on the original side of Barry Waterfront close to all local amenities including shops, doctors surgeries local transport and the newly opened Good Sheds with its shops bars and eateries. Offered for sale with no ongoing chain. Viewings are highly recommended to fully appreciate. To book to view call 01446 506070.



## Property Description

**COMMUNAL ENTRANCE** Enter through glazed door with glazed side panel and intercom entry system. Wall mounted letter boxes. staircases rising to upper floors.

**HALLWAY** Wood effect laminate flooring. Economy seven electric heater. Wall mounted entry phone. Spiral staircase rising to first floor. Doors into :-

**LOUNGE** 14' 2" x 10' 3" (4.32m x 3.12m) Fitted carpet, Neutral decor. Electric storage heater. French doors opening onto Balcony. Open planned into the :-

**KITCHEN AREA** 8' 2" x 8' 3" (2.49m x 2.51m) Vinyl floor tiles. A range of base and eye level units with complementing work surfaces and under lighting. Inset one and a half bowl sink with mixer tap over. Built in Electric oven and hob with stainless steel splash back and cooker hood over. integral dish washer and washing machine. Window to side.

**BEDROOM TWO** 10' 6" x 8' 1" min to wardrobe (3.2m x 2.46m) Fitted carpet wall mounted electric storage heater. Floor to ceiling window with water views. Built in double wardrobe. Neutral decor.

**BATHROOM** Wood effect Vinyl flooring. A three piece suite comprising of close coupled W.C, pedestal wash hand basin and a panelled bath with shower and glass shower screen over. Fully tiled walls, electric heated towel rail. Wall mounted mirror.

**LANDING** Fitted carpet, Built in storage cupboard housing hot water tank. Doors into :-

**SHOWER ROOM** Vinyl flooring, Close coupled W.C. pedestal wash hand basin and a double shower cubicle with shower running from the mains. Fully tiled walls. Heated towel rail.

**BEDROOM ONE** 13' 1" x 12' 9" (3.99m x 3.89m) Fitted carpet, Porthole window with water views. Wall mounted storage heater. Built in double wardrobe. Walk in wardrobe into the







eaves.

OUTSIDE Balcony with glazed balustrade with water views.  
Allocated parking space.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements