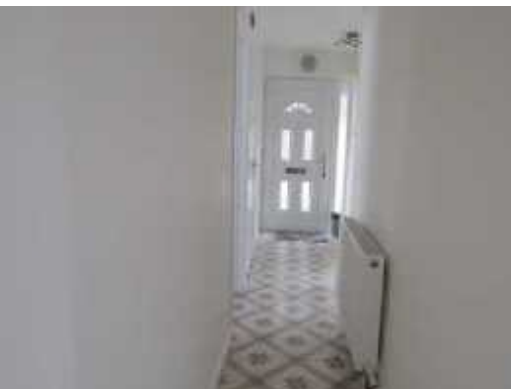# Priory Estates

24 Wolfe Close, Barry £115,000

*** NEW *** Priory Estates are delighted to offer to the market this extremely well presented two bedroom ground floor apartment with access to its own private garden. Benefitting from a new bathroom, kitchen and combi boiler. The property briefly comprises entrance hallway, bathroom, two double bedrooms, lounge with space for table and chairs and a fully fitted kitchen. Double glazed throughout and low maintenance fees. Long lease and very low combined service charge and ground rent. Early viewing is advised to appreciate.

24 Wolfe Close, Barry

Entrance Hallway
Entered via double glazed front door to a spacious airy hallway. Attractive ceramic tile flooring. Radiator. Doors to bedrooms, bathroom and lounge. Spacious storage cupboard. Meter cupboards.

Bathroom
Modern bathroom suite to comprise closed cistern c.w, wash hand basin with vanity unit under and panelled bath with shower over. Ceramic tile to all walls and floor. Heated chrome towel rail. Double glazed opaque window to the rear.

Bedroom One 10'8 x 10'6 (3.25m x 3.20m)
Main double bedroom with double glazed window to the front. Radiator. Laminate flooring.

Bedroom Two 9'9 x 9'2 (2.97m x 2.79m)
Double glazed window to the rear. Radiator. Laminate flooring. Airing cupboard housing gas combination central heating boiler.

Lounge/Diner 16'2 x 10'8 (4.93m x 3.25m)
Double glazed window to the front. Radiator. Laminate flooring. Space for table and chairs. Door to:

Kitchen 10'7 x 8'5 (3.23m x 2.57m)
Fitted kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating sink and drainer with mixer taps over. Integral fridge/freezer and four burner gas hob with electric oven. Recess and plumbing for an appliance. Ceramic tile to splash back areas. Laminate flooring. Double glazed window to the rear overlooking the garden.

Outside
Enclosed rear garden laid to block pavia with borders. Mature shrubs. Brick built shed.

Energy Efficiency Rating — Current: G2 | Potential: 77

Environmental Impact (CO2) Rating — Current: 1 | Potential: 1

England & Wales — EU Directive 2002/91/EC