



## 1 Amorella House, Barry

**£99,950**

Priory Estates are delighted to offer a well presented ground floor apartment situated in the sought after Barry Waterfront development. The apartment is well placed for access to local shops, leisure facilities and public transport including the recently launched Goodsheds. The accommodation briefly comprises; entrance hallway, open plan lounge/kitchen, bedroom and bathroom. The property benefits from security phone entrance system and allocated parking.



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## Communal Entrance

Entered via a security entrance to the communal hallway. Doors to ground floor apartments and stairs to all floors.

## Entrance Hallway

Hardwood front door to entrance hall. Laminate flooring. Wall mounted electric heater. Doors to all rooms including airing cupboard also providing additional storage.

## Kitchen/Lounge 21'9 x 9'6 (6.63m x 2.90m)

Kitchen Area: Fitted Kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating stainless steel sink and drainer with mixer taps over. Recess and plumbing for appliance. Space for fridge/freezer. Four burner electric hob and oven with extractor over. Ceramic tile flooring. Double glazed window to the side. Open to:

Lounge: Double glazed french doors to the rear providing an outside seating area. Fitted carpet. Wall mounted electric heater.

## Bedroom 10'7 x 10'1 (3.23m x 3.07m)

Double glazed picture window to the side. Fitted carpet. Wall mounted electric heater. Built in double wardrobe.

## Bathroom

With suite to comprise P shaped bath with shower over, closed cistern w,c and wash hand basin. Ceramic tile flooring and splash back. Heated towel rail.

## Outside

Outside are communal bin stores and allocated parking.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: Current 76, Potential 80  
Environmental Impact (CO<sub>2</sub>) Rating: Current 73, Potential 80

England & Wales EU Directive 2002/91/EC