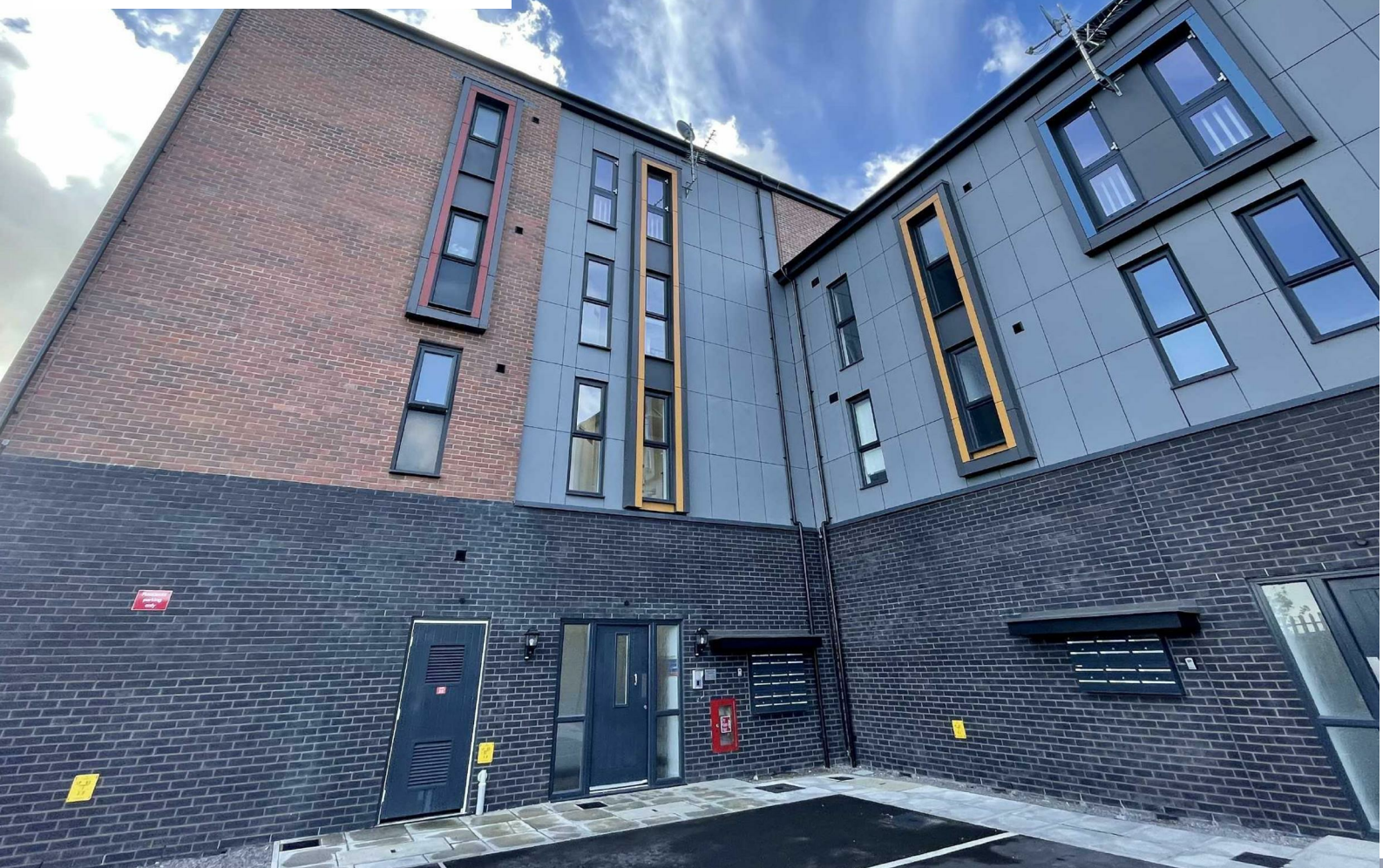


KNIGHTS



Residential & Commercial Sales and Letting Agents



Neptune Road

The Waterfront, Barry, CF62 5BR

£161,500

An exciting opportunity to purchase this well presented apartment with stunning waterside views at the Quay's, Barry Waterfront, a major new regeneration project.

Accommodation briefly comprising; Communal entrance and hallway. Apartment entrance. Hallway. Open plan living room/modern fitted kitchen. Two bedrooms with en suite shower room to master. Bathroom. UPVC double glazing and gas central heating via combination boiler. Allocated parking bay.

EPC rating: B

OFFERED FOR SALE WITH NO CHAIN.

Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



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ACCOMMODATION

COMMUNAL ENTRANCE

Via secure composite door operated via intercom system into communal hallway. Sensor lighting. Fitted carpet. Stairs rising to all apartments. Fitted carpet.

COMMUNAL HALLWAY

Wall mounted telephone intercom system. Built in storage cupboard, benefiting from shelving and housing consumer unit. Radiator. Power points. Fitted carpet. Doors off to all rooms.

APARTMENT ENTRANCE

Via hard wooden door with spy hole leading into;

HALLWAY

Wall mounted telephone intercom system. Radiator. Power points. Smoke detector. Storage cupboard housing the wall-mounted consumer unit. Doors leading off to all rooms. Fitted carpet.

OPEN PLAN LIVING ROOM/KITCHEN

19'5" x 9'7" approx

Living Room

UPVC double glazed window to the side elevation with Juliette balcony. Radiator. Internet and power points. Television aerial. Fitted carpet.

Kitchen

UPVC double glazed window to the front elevation overlooking the docks. Range of white matte wall and base units with laminate work surfaces over. Wall unit housing the ideal boiler operating hot water and central heating. Electric fire with four ring gas hob in situ with extractor fan above. Stainless steel sink and drainer with mixer tap over. Tiling to splash back areas. Room for washing machine. Room for upright fridge/freezer. Smoke detector. Radiator. Power points. Wood effect vinyl flooring.

BEDROOM ONE

12'0" x 8'3" approx

UPVC double glazed window to the side elevation. Radiator. Power points. Fitted carpet. Door leading into;

EN SUITE SHOWER ROOM

4'9" x 6'3" approx

Three piece suite comprising, walk in shower cubicle with wall mounted electric shower, pedestal wash hand basin with mixer tap over and low level w/c. Tiling to splash back areas. Radiator. Extractor fan. Wood effect vinyl flooring.

BEDROOM TWO

11'3" x 8'9" approx

UPVC double glazed window to the front elevation overlooking the docks. Radiator. Power points. Fitted carpet.

FAMILY BATHROOM

6'8" x 5'7" approx

UPVC double glazed obscure window to the side elevation. Extractor fan. Tiling to splash back areas. Three piece suite comprising; bath with mixer tap over, pedestal wash hand basin with mixer tap over and low level w/c. Radiator. Wood effect vinyl flooring.

TENURE

Leasehold - 123 years remaining on the lease.

We have been advised of the following charges -:

£250 per month Ground Rent

£90 per month Service Charge

TOTAL FLOOR AREA

TBD

COUNCIL TAX BAND

C

84 High Street, Barry, South Glamorgan, CF62 7DX

MORTGAGE ADVICE

TEL: 01446 700222 Email: sales@knights.uk.com <https://knights.uk.com/>

Free without obligation

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Area Map

