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6 Davnic Close, Barry CF63 2HT
£102,500 Leasehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING C

Situated in Davnic Close, Barry, this first-floor flat offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for couples, small families, or individuals seeking a serene retreat.

Upon entering, you will be greeted by a spacious living room that provides an inviting atmosphere, perfect for relaxation or entertaining guests. The recently refurbished flat boasts a newly fitted kitchen, equipped with contemporary appliances, making it a joy for any home cook. The newly updated shower room adds a touch of luxury and convenience to your daily routine.

The flat benefits from gas central heating, ensuring warmth and comfort throughout the year. With a leasehold tenure of 999 years from 25th June 1968, the property comes with a nominal ground rent of just £1.00 per annum, alongside an approximate service charge of £1,121.84 per annum, which covers the maintenance of communal areas.

This property is within easy reach of local amenities, parks, and transport links, making it an excellent choice for those who appreciate both tranquillity and accessibility. This flat is not just a place to live; it is a home where you can create lasting memories. Don't miss the opportunity to make this lovely flat your own.







FRONT
Communal door with intercom entry system. Stairs rising to the top floor apartment.

Entrance Hallway
2'10 x 4'09 x 24'00 (0.86m x 1.45m x 7.32m)
Wood panelled ceiling, textured walls. Fitted carpet flooring. Wall mounted radiator. Built-in storage, Wall mounted housed combination boiler. UPVC double glazed window to the front elevation. Wood framed glazed door leading from communal entrance. Wood framed doors with glazed inserts leading to bedrooms one and two. Further glazed doors leading to lounge and bathroom, through opening to kitchen.

Living Room
11'11 x 14'04 (3.63m x 4.37m)
Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation with partial channel views. Wood framed door with glazed insert leading through to the entrance hallway.

Kitchen
7'04 x 9'10 (2.24m x 3.00m)
Smoothly plastered ceiling with spotlighting. Plastered walls. UPVC double glazed window overlooking the front. Newly fitted kitchen with integrated electric oven and hob. Space for all further appliances. Radiator.

Bedroom One
8'11 x 14'09 (2.72m x 4.50m)
Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built-in storage. Wood framed door with glazed insert leading through to the entrance hallway.

Bedroom Two
7'06 x 11'11 (2.29m x 3.38m)
Textured ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to the rear. Wood framed glazed door leading through to the entrance hallway.

Bathroom
4'02 x 8'10 (1.27m x 2.46m)
Plastered ceiling, marble effect aqua panelling. Wood effect vinyl flooring. Vanity wash hand basin. Shower cubicle with glass shower screen and mains operated shower over. Close coupled toilet. Radiator.

REAR
Off-road parking. Communal gardens with clothes drying facility.

COUNCIL TAX
Council tax band A

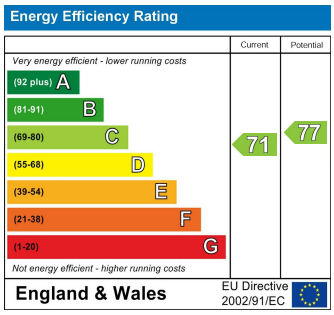
DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2.When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3.All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

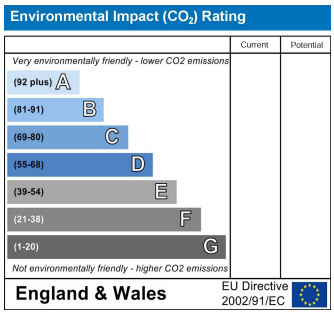
MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE
We have been advised that the property is Leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.











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