

7 Heol-Y-Gaer

Barry, CF62 6UH

Watts & Morgan

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£235,000
Leasehold - Share of Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A spacious, two bedroom first floor apartment enjoying elevated views over the Knap lake/gardens and the Bristol Channel. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 motorway. Accommodation briefly comprises; entrance hall, spacious living/dining room, kitchen, two bedrooms and a bathroom. Externally the property benefits from access to communal gardens and one allocated parking space.

Directions
Cardiff City Centre – 9.3 miles
M4 Motorway – 9.5 miles

Your local office: Penarth
T: 02920 712266 (1)
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Summary of Accommodation

Accommodation

Entered via a partially glazed wooden door into a hallway benefitting from carpeted flooring, recessed ceiling spotlights and three recessed storage cupboards; one of which housing the wall-mounted 'Main' combi boiler.

The spacious living/dining room benefits from carpeted flooring, a central feature electric fireplace and two single-glazed uPVC windows providing elevated views towards The Knap lake/gardens and the Bristol Channel.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from a partially tiled splash-back, carpeted flooring and a single-glazed uPVC window providing further elevated views.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, a recessed wardrobe and two single-glazed uPVC windows to the front elevation.

Bedroom two benefits from carpeted flooring, a recessed wardrobe and a single-glazed uPVC window.

The bathroom has been fitted with a three-piece white suite comprising; a panelled bath with a thermostatic handheld shower attachment, a pedestal wash hand basin and a WC. The bathroom further benefits from carpeted flooring, tiled walls, recessed ceiling spotlights and an extractor fan.

Gardens & Grounds

7 Heol-Y-Gaer benefits from access to landscaped communal gardens and one allocated parking space.

Additional Information

All mains services connected.

Leasehold - Share of Freehold. 999 years from 2016 (approx. 989 years remaining).

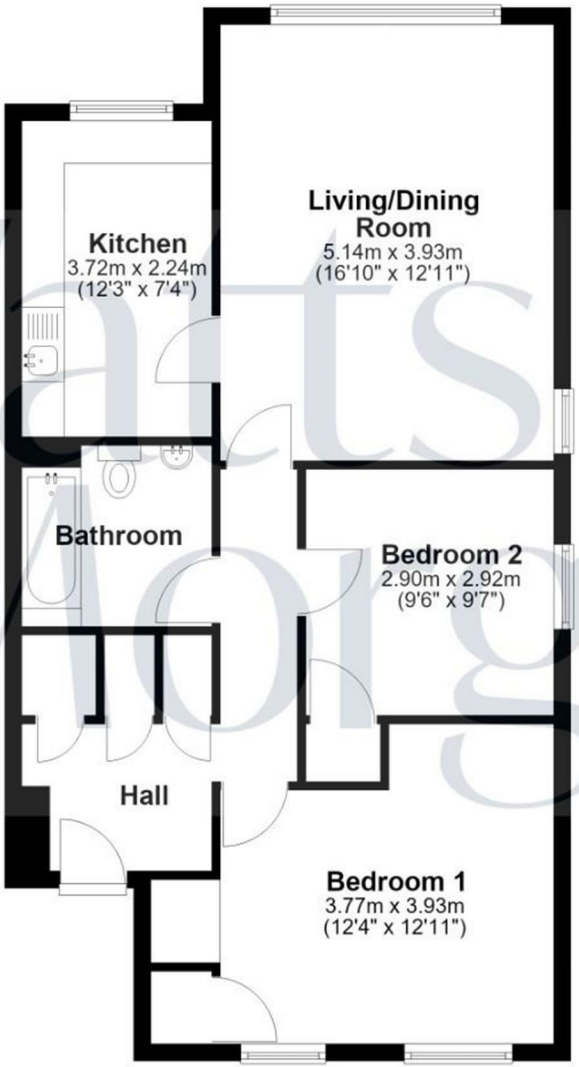
We have been reliably informed that the service charge is £1500pa.

Council tax band 'D'.

EPC rating 'TBC'.

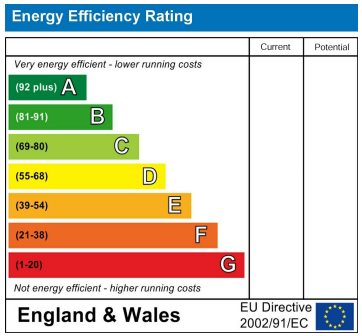
Ground Floor

Approx. 69.6 sq. metres (748.8 sq. feet)



Total area: approx. 69.6 sq. metres (748.8 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Scan to view property

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