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5, Davnic Close Pontypridd Street, Barry CF63 2HT

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

Nestled in the charming area of Pontypridd Street, Barry, this delightful flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The flat features a spacious reception room, providing a welcoming space for relaxation or entertaining guests.

The bathroom is thoughtfully designed, ensuring both functionality and comfort. The layout of the flat maximises space, allowing for a practical yet stylish living environment.

Barry is known for its vibrant community and stunning coastal views, making it a desirable location for those who appreciate both urban amenities and natural beauty. Residents can enjoy easy access to local shops, cafes, and recreational areas, enhancing the overall living experience.

This flat presents an excellent opportunity for anyone looking to settle in a friendly neighbourhood with a rich history and a variety of local attractions. Whether you are a first-time buyer or seeking a rental property, this flat on Pontypridd Street is certainly worth considering.

AGENTS NOTE: Tenure: Leasehold – 999 years from. 25.06.1968.
Ground rent – £1.00 per annum.
Service charge – Approx. £1,121.84per annum







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

Hallway
22'7 x 4'9 (6.88m x 1.45m)
Textured ceiling with inset spotlights, coving, plastered walls. Loft access; UPVC double-glazed window overlooking the front aspect. Fitted carpet flooring; meter cupboard housing electric consumer unit and gas meter. Doors to bedrooms, living room, kitchen, family bathroom; wooden door to storage cupboard with wall-mounted combination boiler. Radiator.

Living Room
14'5 x 11'9 (4.39m x 3.58m)
Textured ceiling with coving; plastered walls; carpet flooring. Feature electric fireplace. UPVC double-glazed window overlooking the rear. Radiator.

Kitchen
9'7 x 7'6 (2.92m x 2.29m)
Textured ceiling with coving and inset spotlighting. UPVC double-glazed window overlooking the front aspect. Ceramic tiled walls and flooring. Base units with work surfaces; larder cupboard with space for fridge-freezer. Plumbing for washing machine. Integrated electric oven and hob; extractor fan wall-mounted above. Stainless steel sink with mixer tap and drainer board.

Bedroom One
14'6 x 8'9 (4.42m x 2.67m)
Textured ceiling with coving; plastered walls; fitted carpet flooring. UPVC double-glazed window overlooking the front aspect. Radiator.

Bedroom Two
11'9 x 7'8 (3.58m x 2.34m)
Textured ceiling with coving; plastered walls; fitted carpet flooring. UPVC double-glazed window overlooking the rear aspect. Radiator.

Family Bathroom
8'9 x 4'2 (2.67m x 1.27m)
Textured ceiling with inset spotlights; coving. Tiled walls and tiled flooring. UPVC double-glazed obscured window overlooking the front aspect. Comprises jet/jacuzzi bath with mixer tap and mains-operated shower over. Vanity wash basin with ceramic sink, mixer taps, and storage under. Close-coupled toilet; towel rail heater.

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

COUNCIL TAX
Council tax band B.

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.









