

Ty Levant, Rhodfa'r Gwagenni, Barry, CF63 4AY
£160,000



- **Allocated Parking**
- **Close To Local Amenities**
- **Excellent Location**
- **Ideal First Time Purchase**
- **Two Double Bedrooms**
- **Modern Bathroom & Ensuite**
- **Modern Throughout**
- **Very Well-Presented**

Description...

James Douglas is delighted to welcome this charming, modern two double bedroom ground floor apartment property to the market, being set in the ever popular area of Barry, Vale of Glamorgan. This property is perfect as a first time purchase, downsizing or investment opportunity. In brief terms the accommodation comprises an entrance hallway, bathroom, bedroom one, en-suite, bedroom two and living/dining room/kitchen in an open plan design all on the ground floor. Electric storage, central heating and UPVC double glazed windows and doors throughout. One off-road allocated parking space for one vehicle and ample visitors parking. EPC C potential C. Council tax band D.

****WATERFRONT LOCATION****

****ONE OFF-ROAD ALLOCATED PARKING SPACE TO THE FRONT & AMPLE VISITOR PARKING****

****PERFECT FIRST-TIME-BUY, DOWNSIZING OPPORTUNITY OR INVESTMENT PROPERTY****

****TWO DOUBLE BEDROOMS WITH AN EN-SUITE SHOWER ROOM TO THE MASTER BEDROOM & SEPARATE BATHROOM****

Rhodfa'r Gwagenni, Barry is within five minutes drive of Barry town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Barry Island Primary & Holton Primary School with the local comprehensive being Ysgol Gymraeg Bro Morgannwg & Pencoedtre High School. There are also useful mainline railway stations at Barry Docks Station and Barry Island Station. Easy access to the A4055 link road brings the capital city of Cardiff within commuting distance.

Additional Information

Tenure: Leasehold

EPC: C

Council Tax Band: D

Service Charge - £206pcm to include building insurance, water rates and general maintenance of communal areas and gardens payable to West Quay Property Management.

Ground Rent - £150 per annum.

Accommodation...

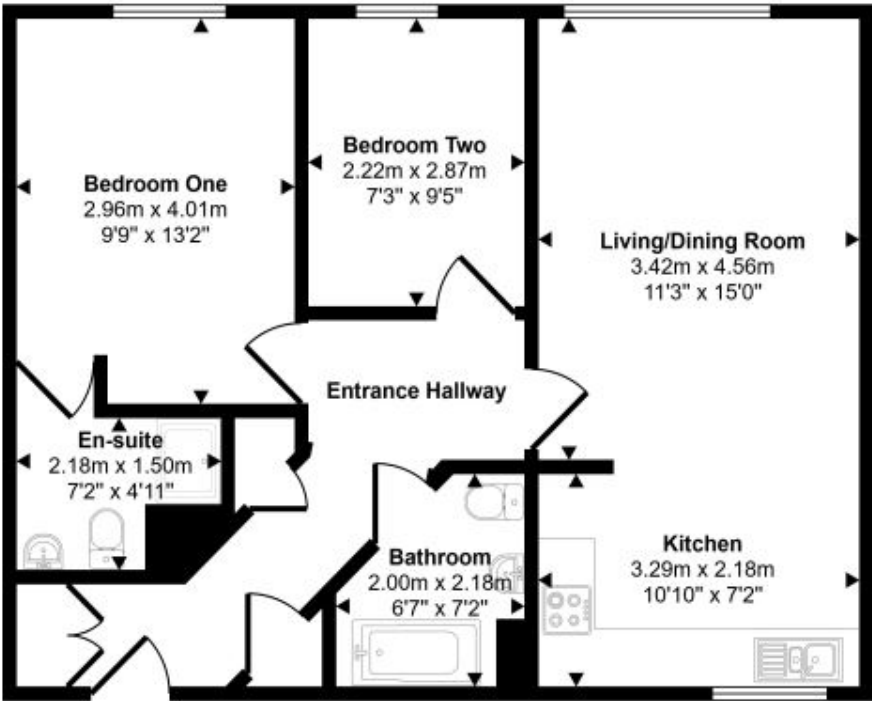
- Entrance Hallway
- Bathroom
- Bedroom One
- En-Suite
- Bedroom Two
- Living/Dining Room/Kitchen
- Outside
- Directions





Floorplan

Approx Gross Internal Area
61 sq m / 659 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

