



Flat 12a, Rowan Court St. Nicholas Close, Barry

£78,000 Leasehold

LOCATED IN THE DESIRABLE WEST END OF BARRY • ONE BEDROOM GROUND FLOOR FLAT • NO ONWARD CHAIN • IN NEED OF REFURBISHMENT • IDEAL PROJECT • PORCH AND ENTRANCE HALLWAY • SPACIOUS LOUNGE/DINER • SEPARATE KITCHEN • SPACIOUS SHOWER ROOM • EPC C75



blackbear



Presenting a fantastic opportunity to acquire a one bedroom ground floor flat located in the highly desirable West End of Barry. This property is offered to the market with no onward chain and represents an ideal project for those seeking a home to refurbish according to their own taste and requirements. Upon entering the flat, you are welcomed by a practical porch and entrance hallway, which lead into the main living areas. The spacious lounge/diner provides a versatile space for both relaxation and entertaining, with ample room for comfortable seating and a dining table. The separate kitchen offers a great layout, ready to be modernised and transformed into a functional and stylish cooking area. The bedroom provides enough space for a double bed and has a built-in double wardrobe. The flat also benefits from a generously sized shower room, which presents further scope for improvement and personalisation. With an EPC rating of C75, the property already demonstrates a good level of energy efficiency, providing a solid foundation for any future upgrades. This flat is perfectly suited to first time buyers, investors or those looking to downsize, who are keen to add value and create a bespoke living environment. The property enjoys excellent access to local amenities and transport links. Early viewing is highly recommended to fully appreciate the potential on offer and to secure this promising refurbishment opportunity.

Council Tax band: B

Tenure: Leasehold

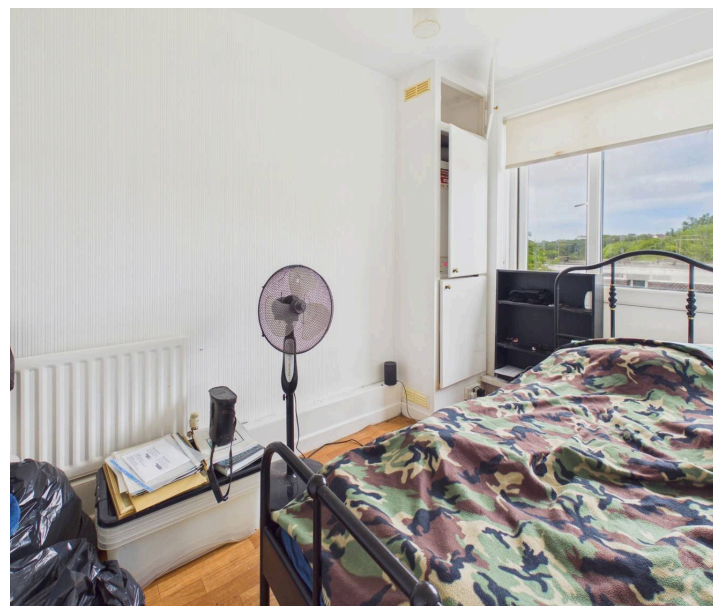
EPC Energy Efficiency Rating: C

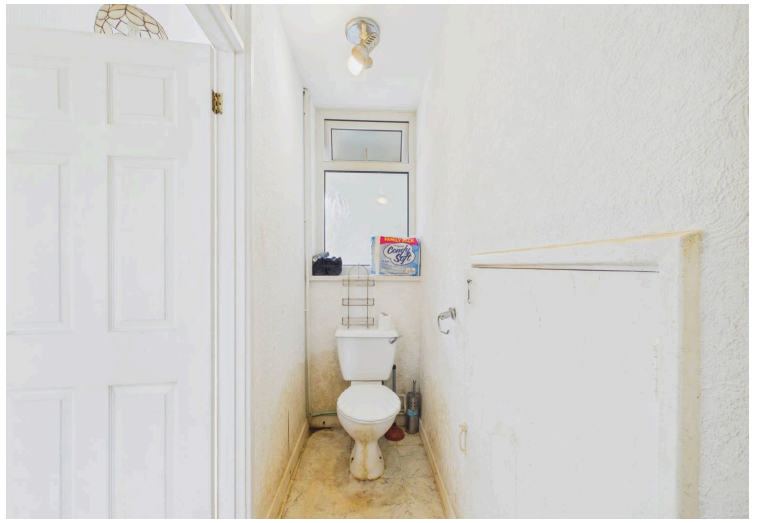
EPC Environmental Impact Rating: C



Tenure

There are 109 years remaining on the lease. A service charge of £140 is payable per month and ground rent of £150 is payable per annum. The property is managed by West Quay Property Management.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	77

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		77	81

England, Scotland & Wales EU Directive 2002/91/EC



Approximate total area⁽¹⁾

38 m²
408 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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