



Apt 18, Ty Capstan Rhodfa'r Gwagenni, Barry

£149,000 Leasehold

BARRY WATERFRONT LOCATION • IDEAL FIRST TIME BUY OR INVESTMENT • SECOND FLOOR - TWO BEDROOM APARTMENT • OPEN PLAN KITCHEN/DINER/LOUNGE • BALCONY WITH WATER VIEWS • EN-SUITE TO PRIMARY BEDROOM PLUS AN ADDITIONAL FAMILY BATHROOM • ELECTRIC STORAGE HEATING • ONE ALLOCATED PARKING SPACE • EPC TBC



blackbear



Situated on the sought-after Barry Waterfront, this modern two bedroom apartment presents an excellent opportunity for first-time buyers or investors. Located on the second floor, the property offers a bright and spacious open-plan kitchen, dining and lounge area, creating a versatile living space ideal for entertaining or relaxing. The contemporary kitchen is fitted with a range of base and wall units, integrated appliances and ample worktop space, making it both functional and stylish. The lounge area extends seamlessly to a private balcony, which provides stunning views across the water, perfect for enjoying a morning coffee or unwinding in the evening. The primary bedroom benefits from a well-appointed en-suite shower room, while the second bedroom is served by a modern family bathroom. Both bedrooms are generously proportioned. Additional features include electric storage heating, double glazing throughout, a secure entry system and one allocated parking space for added convenience.

Council Tax band: D

Tenure: Leasehold

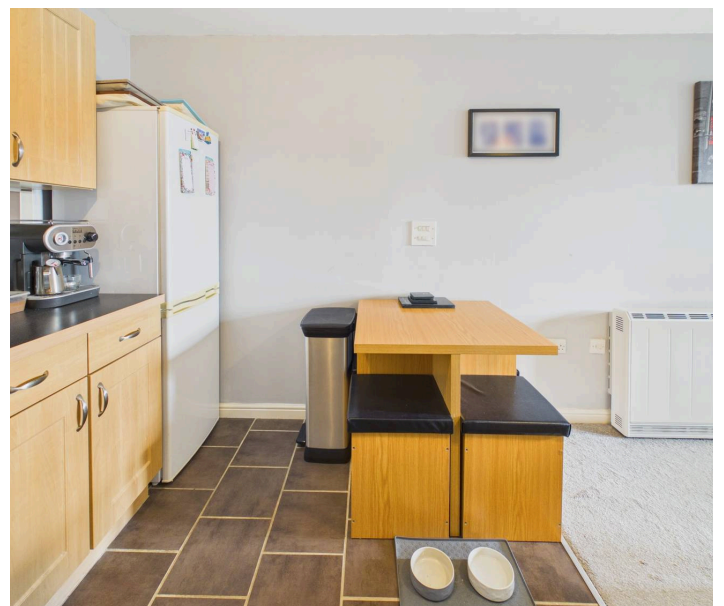
EPC Energy Efficiency Rating: B

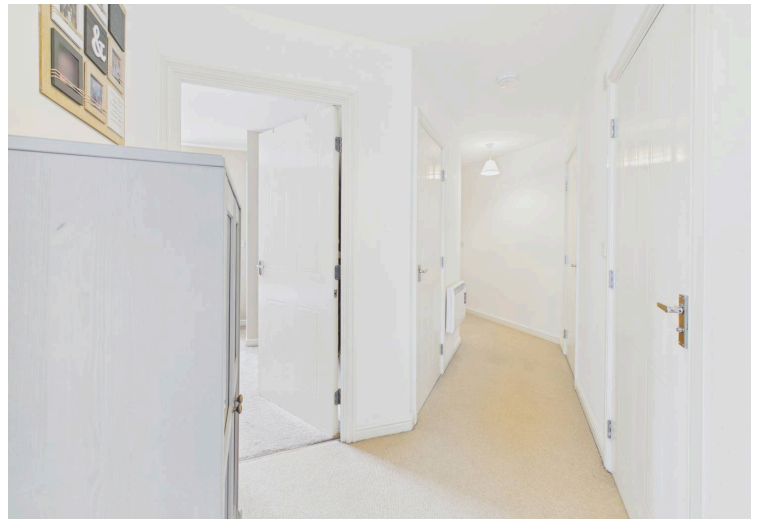
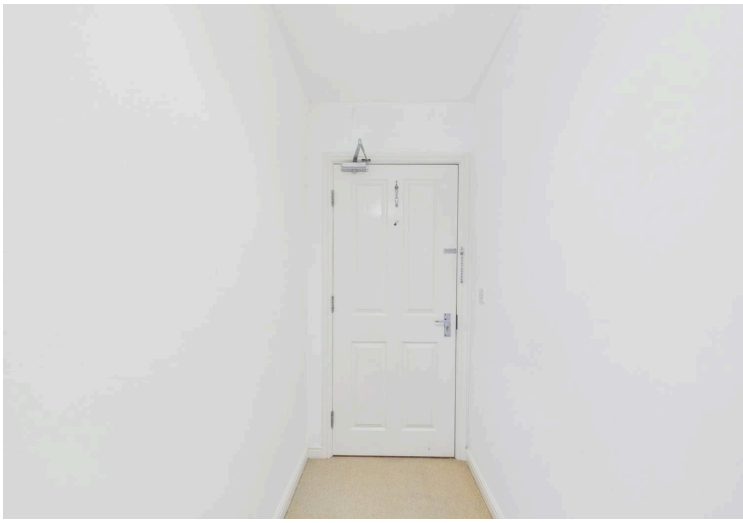
EPC Environmental Impact Rating: C

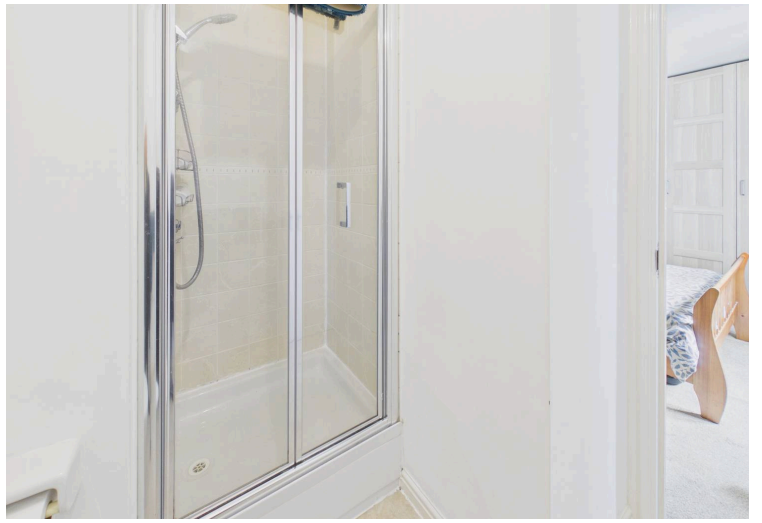


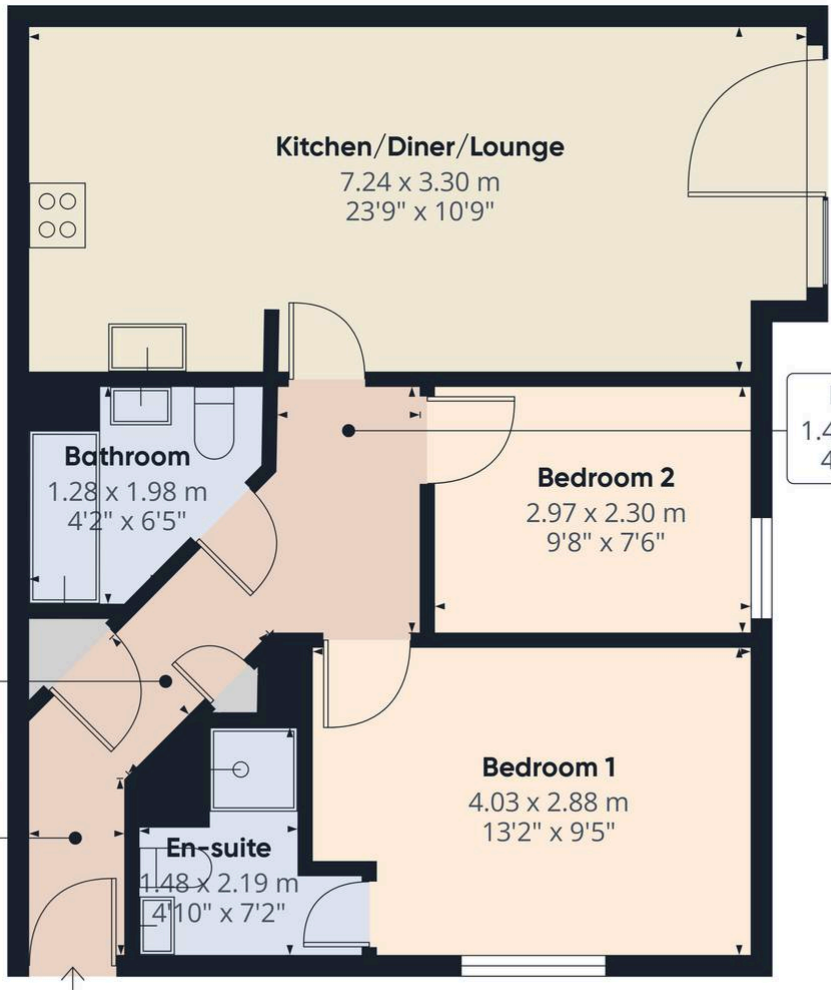
Lease/Service Charges/Ground Rent

There are 105 years remaining on the lease. The service charge is £2456,70 per annum (approx). This is payable to West Quay Property Management. A bill is issued 6 monthly for the service charge (approx £1228.35 every 6 months). Ground rent of £150 is also payable per annum.









Kitchen/Diner/Lounge
7.24 x 3.30 m
23'9" x 10'9"

Bathroom
1.28 x 1.98 m
4'2" x 6'5"

Bedroom 2
2.97 x 2.30 m
9'8" x 7'6"

Bedroom 1
4.03 x 2.88 m
13'2" x 9'5"

En-suite
1.48 x 2.19 m
4'10" x 7'2"

Hallway
1.45 x 2.27 m
4'9" x 7'5"

Hallway
1.77 x 1.08 m
5'9" x 3'6"

Hallway
1.10 x 1.68 m
3'7" x 5'6"

Approximate total area⁽¹⁾
56.8 m²
611 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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