

## 63 Neptune Road, Barry

£160,000 Leasehold

NO ONWARD CHAIN • FIRST FLOOR APARTMENT • TWO BEDROOMS • EN-SUITE TO MASTER PLUS ADDITIONAL FAMILY BATHROOM • WATER VIEWS • CLOSE TO GOOD SHEDS AND BARRY ISLAND BEACH • EXCELLENT TRANSPORT LINKS AND CLOSE TO LOCAL AMENITIES • ALLOCATED PARKING SPACE TO REAR • EPC B83





This modern two bedroom first floor apartment is offered to the market with no onward chain, making it an ideal choice for first-time buyers, investors or those seeking a convenient coastal home. The property features a spacious open plan kitchen, living and dining area with large windows that provide an abundance of natural light and offer attractive water views. The well-appointed kitchen is fitted with contemporary units and integrated appliances, perfect for those who enjoy entertaining. The master bedroom benefits from a stylish en-suite shower room, while the second double bedroom is served by a separate family bathroom, ensuring comfort and privacy for residents and guests alike. Additional features include gas central heating, double glazing throughout and a secure entry system for peace of mind. With an EPC rating of B83, the apartment is energy efficient and cost-effective to run.

Situated just a short distance from the popular Barry Island Beach and the vibrant Goodsheds, this property enjoys an enviable location close to a wide range of local amenities, including shops, cafes and leisure facilities. Excellent transport links are available nearby, providing easy access to Cardiff and the surrounding areas, whether by road or rail. To the rear of the building, residents will find an allocated and numbered parking space (included with the property), offering secure and convenient parking. The communal grounds are well maintained, creating a pleasant environment for residents and visitors. This apartment presents a fantastic opportunity to enjoy modern living in a sought-after coastal setting, with all the benefits of a thriving community and excellent transport connections. Early viewing is highly recommended!



Council Tax band: C

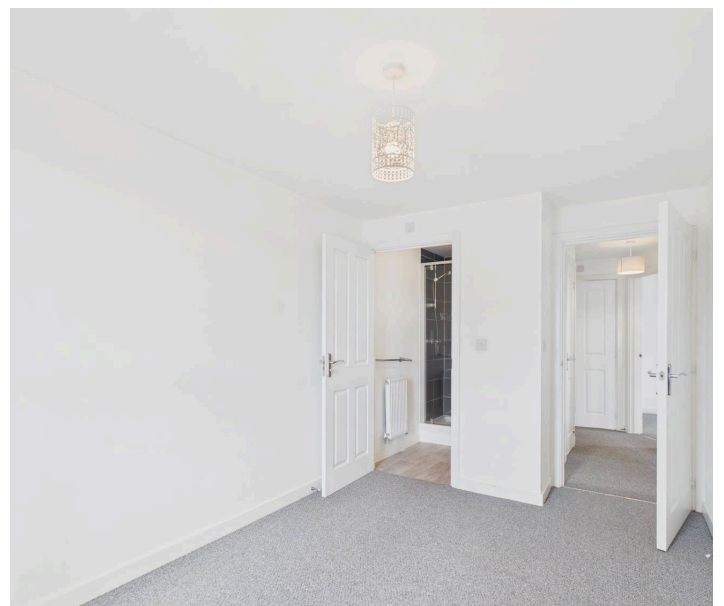
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Lease expiry: 21/01/3017

Service Charge: £1,400





**Approximate total area<sup>(1)</sup>**  
45.5 m<sup>2</sup>  
490 ft<sup>2</sup>

(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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