



Ty Gambig Clos Yr Wylan, Barry

£245,000 Leasehold

BALCONY WITH SEA VIEWS. Presenting a well-appointed two-bedroom apartment for sale on the ever-popular Barry Island. Thoughtfully maintained and in...

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

DESCRIPTION

BALCONY WITH SEA VIEWS. Presenting a well-appointed two-bedroom apartment for sale on the ever-popular Barry Island. Thoughtfully maintained and in good condition throughout. The property comprises two generously sized bedrooms, including a master with a stylish ensuite, as well as an additional main bathroom. The inviting living area opens onto a private rear balcony, where breath-taking sea views create a tranquil backdrop for relaxing or entertaining. Residents will also benefit from a conveniently located garage, offering secure outside parking and extra storage space. Positioned close to all that Barry Island has to offer, this apartment is perfect for those seeking a coastal lifestyle. Enjoy daily walks along the beautiful beaches, or sample local cafes, shops, and the lively atmosphere of the seafront-all within easy reach. EPC: C

LOCATION

Situated on the popular Barry Island and with great links to local beaches, cafes and a train station. There is a very popular primary school within catchment.

COMMUNAL ENTRANCE

Entered via community entrance system. Stairs to all floors.

ENTRANCE HALL

Entered via front door. Radiator. Fitted carpet. Security entrance phone. Doors to all rooms.

BEDROOM ONE

Dimensions: 12' 10" x 10' 8" (3.91m x 3.25m). Main double bedroom with double glazed window to the rear offering far reaching sea views. Fitted carpet. Radiator. Built in wardrobes. Door to:

EN SUITE

With suite to comprise low level close coupled w,c and wash hand basin. Glazed shower enclosure with shower in situ. Ceramic tiling to all walls. Radiator.

BEDROOM TWO

Dimensions: 10' 8" x 9' 11" (3.25m x 3.02m). Double glazed window to the rear. Built in wardrobes. Fitted carpet. Radiator.

LOUNGE/DINING ROOM

Dimensions: 17' 7" x 13' 0" (5.36m x 3.96m). Open plan living dining area with double glazed french doors giving access to the balcony offering a wonderful sitting area with far reaching sea views. Double glazed window to the side. Radiator. Fitted carpet.

KITCHEN

Dimensions: 13' 1" x 9' 7" (3.99m x 2.92m). Fitted Kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating stainless steel sink and drainer with mixer taps over. Integral fridge/freezer and space for appliance. Four burner gas hob and electric oven with extractor over. Vinyl flooring. Double glazed window to the front. Ceramic tile to splash back areas.

BATHROOM

With suite to comprise panelled bath, closed cistern w.c and wash hand basin. Ceramic tiling to all walls. Radiator.

OUTSIDE

To the front side and rear communal gardens are offered as well as a garage with steel up and over door, light and power.

LEASE DETAILS

TO INCLUDE BUILDINGS INSURANCE, CLEANING OF COMMUNAL AREAS AND WINDOWS. GARDEN MAINTENANCE. 999 YEAR LEASE FROM 2021. SERVICE CHARGES £175.63 PER MONTH.

DESCRIPTION

BALCONY WITH SEA VIEWS. Presenting a well-appointed two-bedroom apartment for sale on the ever-popular Barry Island. Thoughtfully maintained and in good condition throughout. The property comprises two generously sized bedrooms, including a master with a stylish ensuite, as well as an additional main bathroom. The inviting living area opens onto a private rear balcony, where breath-taking sea views create a tranquil backdrop for relaxing or entertaining. Residents will also benefit from a conveniently located garage, offering secure outside parking and extra storage space. Positioned close to all that Barry Island has to offer, this apartment is perfect for those seeking a coastal lifestyle. Enjoy daily walks along the beautiful beaches, or sample

BEDROOM TWO

Dimensions: 10' 8" x 9' 11" (3.25m x 3.02m). Double glazed window to the rear. Built in wardrobes. Fitted carpet. Radiator.

LOUNGE/DINING ROOM

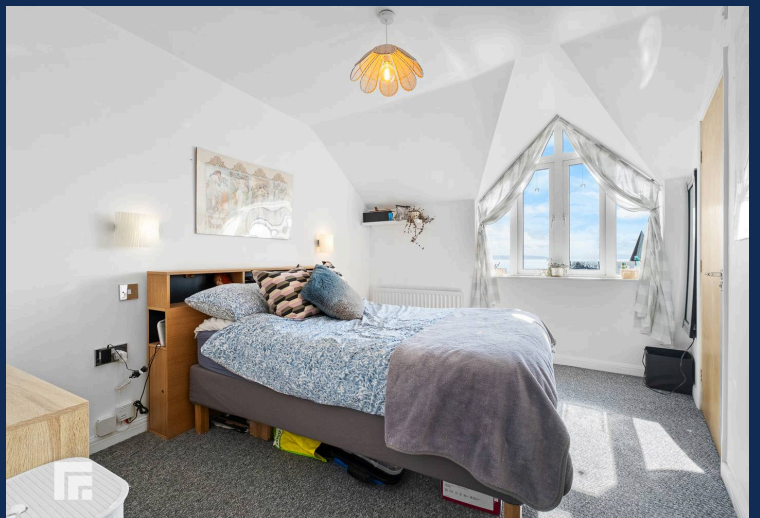
Dimensions: 17' 7" x 13' 0" (5.36m x 3.96m). Open plan living dining area with double glazed french doors giving access to the balcony offering a wonderful sitting area with far reaching sea views. Double glazed window to the side. Radiator. Fitted carpet.

KITCHEN

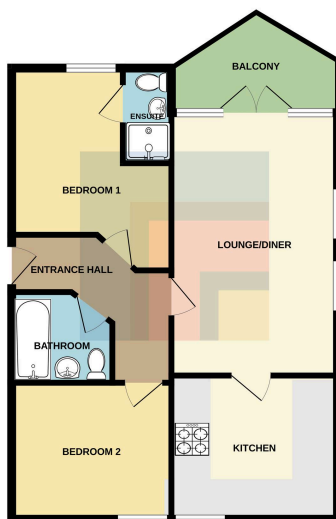
Dimensions: 13' 1" x 9' 7" (3.99m x 2.92m). Fitted Kitchen to comprise a range of base and wall units with rolled







624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (57.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements, dimensions, areas and any other data shown are approximate and for information only. No liability is accepted for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, content and specifications shown here are not intended as any guarantee as to the condition of property. Call for plans.
Markwell Mortgage 12/2022

BARRY 01446 744750

106 Broad Street, Barry, South Glamorgan, CF62 7AJ



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK