

## 30 Romanza Cei Dafydd, Barry

£130,000 Leasehold

NO ONWARD CHAIN • BARRY WATERFRONT LOCATION • ONE BEDROOM SECOND FLOOR APARTMENT • OPEN PLAN LOUNGE/DINER • SEPARATE KITCHEN • SPACIOUS BATHROOM • WRAP AROUND BALCONY WITH DOCK VIEWS • SECURE ENTRY & WELL KEPT COMMUNAL AREAS • ALLOCATED PARKING SPACE • EPC B85



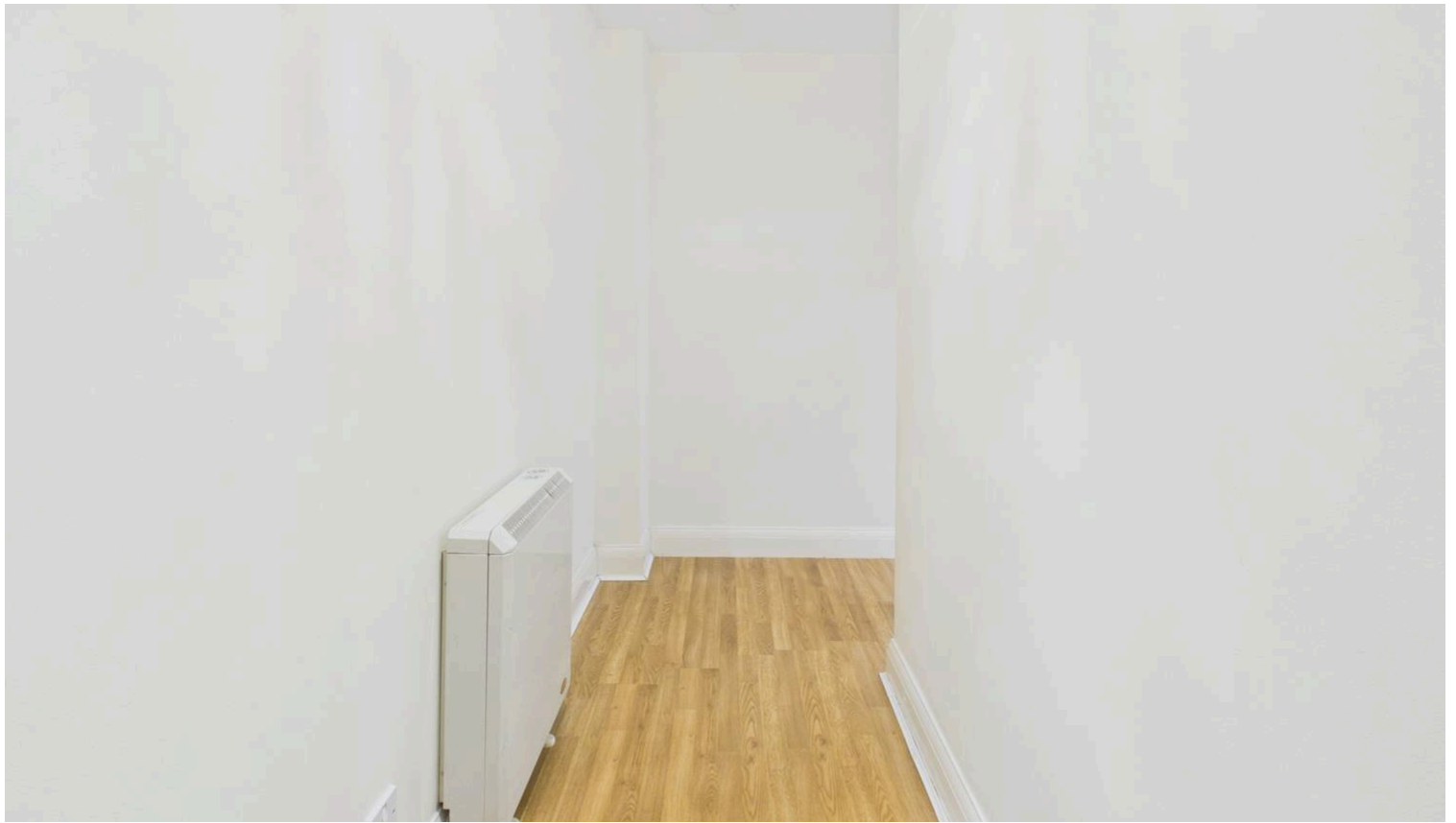


Offered to the market with no onward chain, this impressive one bedroom second floor apartment is situated in the sought after Barry Waterfront development, providing an exceptional opportunity for first time buyers and investors alike! The property boasts a welcoming entrance hall, leading to a generously proportioned open plan lounge and dining area, designed to maximise natural light and provide a flexible space for relaxation and entertaining. There is a separate fitted kitchen with a range of contemporary units and integrated appliances (including an oven, hob and extractor), ensuring practicality for every-day living. The double bedroom is well proportioned, while the spacious bathroom features a quality suite with a bath and overhead shower, wash hand basin and WC. One of the apartment's standout features is the wrap around balcony, which offers stunning views across the dock, creating a tranquil backdrop to enjoy morning coffee or unwind after a busy day. Residents benefit from well kept communal areas and a secure entry system, enhancing peace of mind and a sense of community. The property also includes an allocated parking space, providing convenience and security for vehicle owners. With an impressive EPC rating of B85, the apartment is both energy efficient and cost effective to run. Located within easy reach of local shops, supermarkets and popular eateries, the apartment is ideally placed for enjoying all that Barry has to offer. Excellent transport links are close by, including Barry train station and bus routes, making commuting to Cardiff and beyond straightforward. The iconic Barry Island beach is just a short walk away, perfect for those who appreciate coastal living and leisure activities. This well presented apartment combines contemporary design, practical features and a prime location, making it a must see for discerning buyers seeking a low maintenance home in one of the area's most desirable settings. Early viewing is highly recommended to fully appreciate the quality and lifestyle this property has to offer!  
Council Tax band: C

Tenure: Leasehold

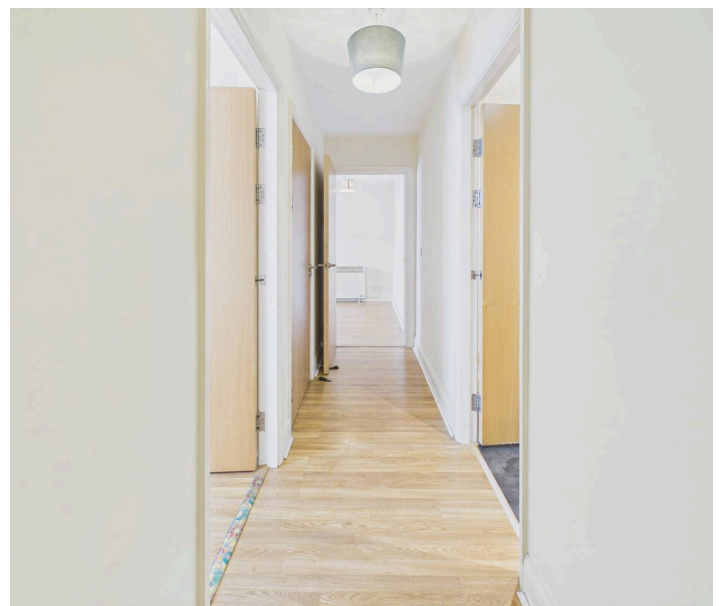
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

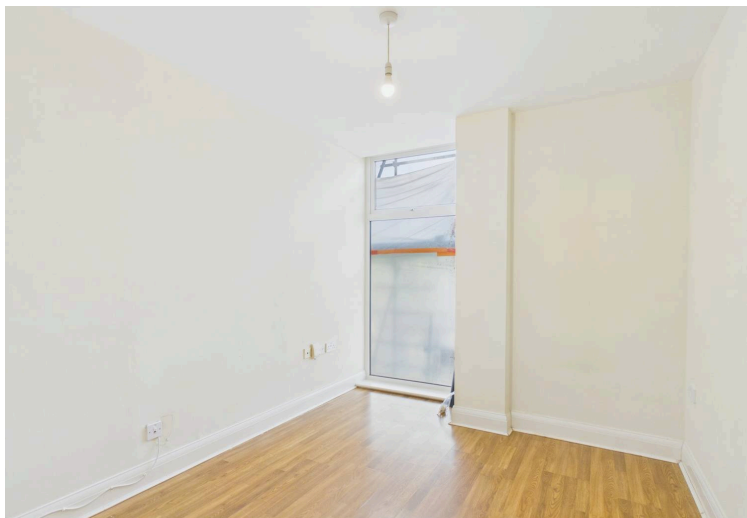


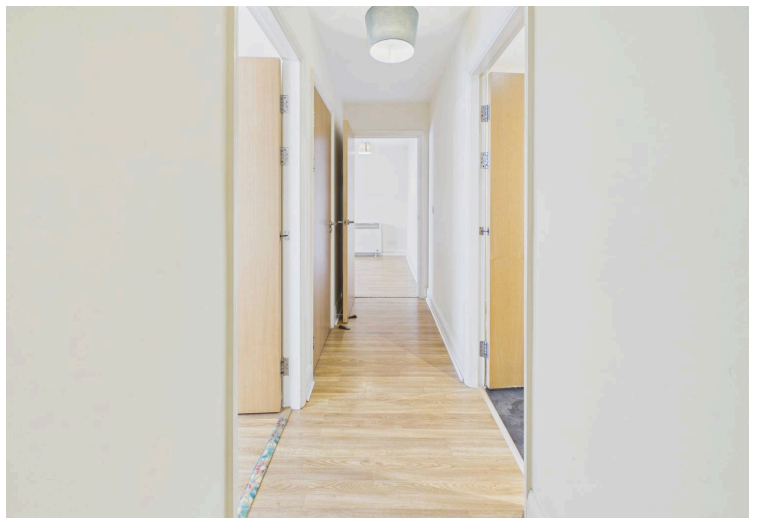
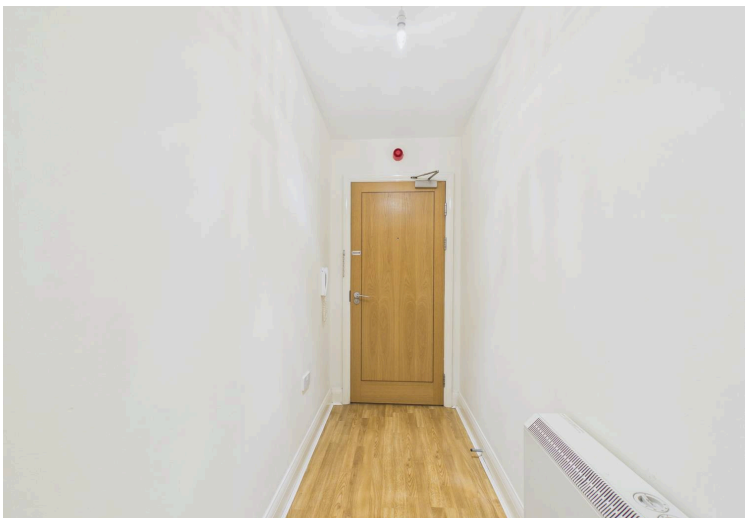
### Tenure

The lease is 999 years from 1st April 2003. A service charge of approx £739 is payable every six months along with ground rent of approx £26. The management company is David's Wharf.











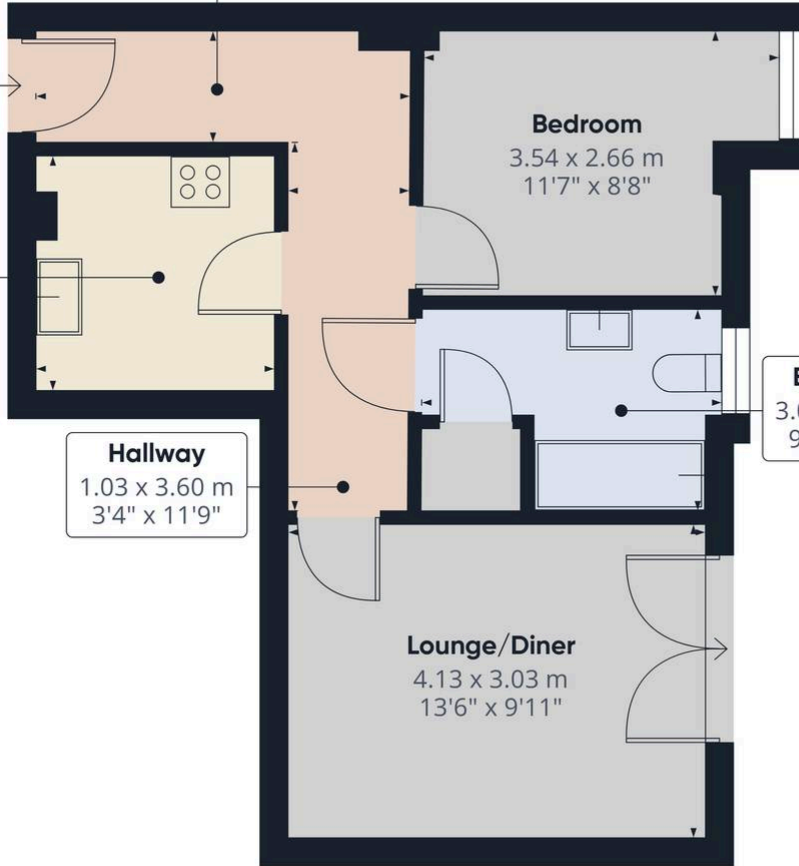
Approximate total area<sup>(1)</sup>  
40.1 m<sup>2</sup>  
433 ft<sup>2</sup>

(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.

GIRAFFE360

**Hallway**  
3.50 x 1.15 m  
11'5" x 3'9"



**Kitchen**  
2.36 x 2.32 m  
7'9" x 7'7"

**Hallway**  
1.03 x 3.60 m  
3'4" x 11'9"

**Bedroom**  
3.54 x 2.66 m  
11'7" x 8'8"

**Bathroom**  
3.02 x 1.95 m  
9'10" x 6'4"

**Lounge/Diner**  
4.13 x 3.03 m  
13'6" x 9'11"

