



St. Nicholas Close, Barry, The Vale Of Glamorgan. CF62 6QZ

£150,000



Daniel Matthew Estate Agents  
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DanielMatthew  
ESTATE AGENTS



## St. Nicholas Close, Barry, The Vale Of Glamorgan. CF62 6QZ

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**WESTEND LOCATION.** Daniel Matthew are proud to offer to the market this upper floor apartment. Comprising of Communal hallway, hallway, lounge/dining room, kitchen, inner hallway, two bedrooms and a family bathroom. Benefiting from double glazing and gas central heating. Lovely communal gardens. Situated just off park crescent in Barry close to all local amenities including schools, shops and public transport. A short distance from Porthkerry park, Romilly park, the Knap and Pebble beach and Barry island seaside resort. To book to view call 01446 502806



## Entrance

Enter through communal door. Staircase rising to upper floor

## Hallway

Wood effect Vinyl flooring, Storage cupboard  
Door leading to :-

## Lounge/Diner (19' 07" x 17' 06") or (5.97m x 5.33m)

Fitted carpets, flat plastered walls and ceilings. 2 radiators. Window to the rear, sliding patio doors leading onto balcony. The balcony has views over Romilly Park and across the Bristol Channel.  
Doors into:-

## Kitchen (8' 02" x 11' 01") or (2.49m x 3.38m)

Wooden effect vinyl flooring, glass screen. Range of base units with complimenting work surfaces. Inset single drainer sink with mixer tap over. Spaces for washing machine, fridge freezer and slot in cooker. Partially tiles walls. Door into utility room

## Utility Room (5' 08" x 4' 05") or (1.73m x 1.35m)

Base and eye level units obscured window to the front

## Inner Hallway

Fitted carpet, storage cupboard

## Bedroom One (12' 06" x 9' 06" Min) or (3.81m x 2.90m Min)

Fitted carpet, radiator, flat plastered walls and ceilings. Cupboard housing wall mounted combi boiler window to the rear with views over Romilly Park and across Bristol Channel

## Bedroom Two (10' 01" Min x 9' 02") or (3.07m Min x 2.79m)

Fitted carpets a range of built in wardrobes with sliding doors, radiator. Window to side with views across Bristol Channel.

## Shower Room (5' 04" x 6' 05") or (1.63m x 1.96m)

Double shower cubicle with shower running from mains. Wash hand basin inset into vanity unit. Low level W.C  
Partially tiled walls.

## Outside

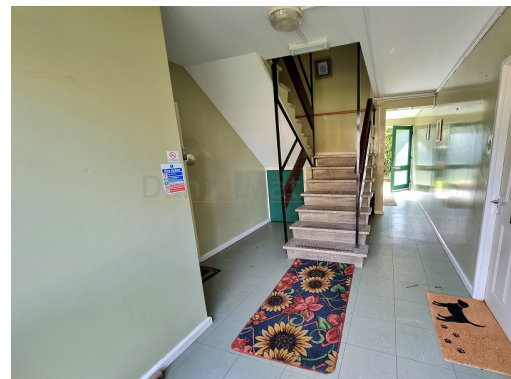
Communal gardens mainly laid to lawn, mature planting, communal seating/benches and trees.

## Services

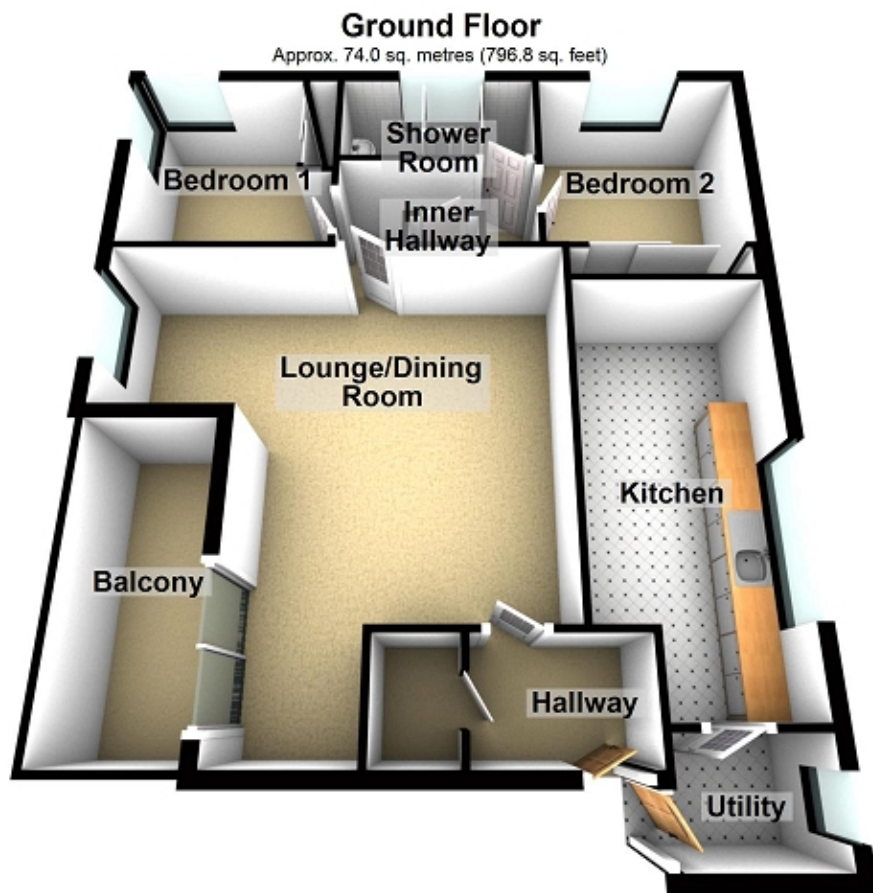
This property has the following services: Mains electricity, mains water, mains gas, mains drainage

## Tenure


The resale tenure for this property is Leasehold







Total area: approx. 74.0 sq. metres (796.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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