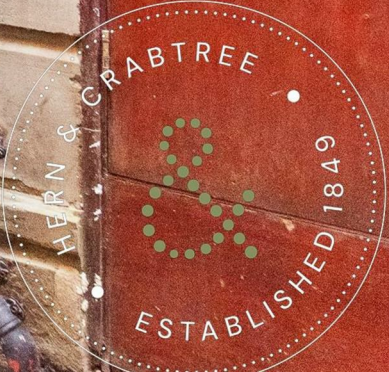


# Barry Lane

CARDIFF, CF10 1FR

GUIDE PRICE £175,000



# Barry Lane

NO CHAIN – Ideally located in the very heart of Cardiff City Centre, this elegant one-bedroom apartment offers a superb opportunity for professionals, first-time buyers or investors seeking a quality property in a prime city location. With generous proportions and sash windows throughout, this is city living with style.

Set within a well-maintained development, the apartment opens into a spacious open-plan lounge/ dining and kitchen, designed for modern lifestyles. Whether you're working from home, entertaining guests, or enjoying a quiet evening in, the space is filled with natural light and offers a welcoming feel throughout. The kitchen is sleek and contemporary, with integrated appliances and plenty of storage, making it as practical as it is attractive.

The double bedroom is well-proportioned and fitted with a built-in wardrobe, offering excellent storage without compromising on space. A modern bathroom completes the accommodation, finished in a calming neutral palette with clean, contemporary fittings.

Moments from Cardiff's top restaurants, bars, shopping destinations, and cultural attractions – as well as excellent transport links including Cardiff Central Station.



# 761.00 sq ft

## Hallway

The property is entered from the communal hallway, into an internal hallway. Fitted storage cupboard with concealed hot water tank. Further fitted storage cupboard. Telephone intercom.

## Lounge/ Dining area

Two double glazed sash windows. Media points. Open plan to the kitchen. Wired for wall lights. Carpet to the reception areas.

## Kitchen area

Wall and base units with worktops over. Integrated four ring electric hob with stainless steel splash back and cooker hood over. Integrated oven. One and half bowl stainless steel sink with mixer tap. Integrated dishwasher. Integrated fridge freezer. Integrated microwave. Tiled flooring. Spotlights to the ceiling.

## Bedroom

Two double glazed sash windows. Built in double wardrobes offering storage. Wired for wall lights.

## Bathroom

A three piece suite comprising: . Bath with central mixer taps and shower over. W/C and wash hand basin. Tiled walls. Tiled flooring. Heated towel radiator. Electric shaving point. Extractor fan.

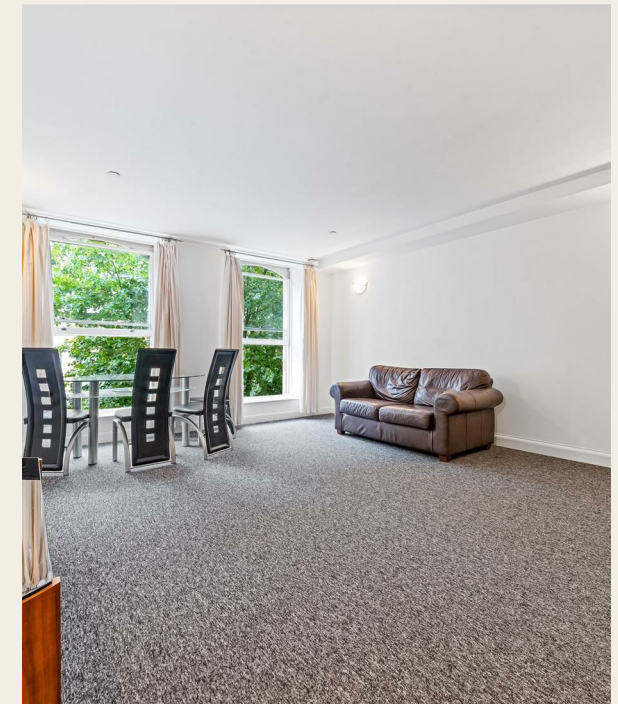
## Tenure

Leasehold. 100 years from 2008 with 83 years remaining. Annual ground rent £75. Annual service charges £6870.44.

## Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



# Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	86
(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 &amp; Wales</b>		EU Directive 2002/91/EC



Approx Gross Internal Area  
71 sq m / 761 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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9HS

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