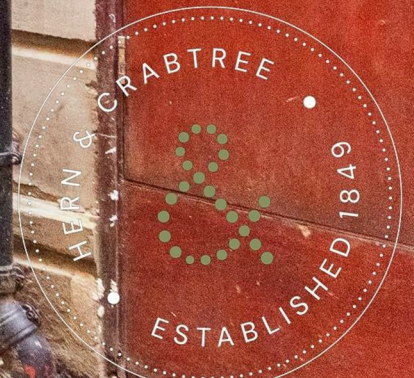


Barry Lane

CARDIFF, CF10 1FR

GUIDE PRICE £175,000

Hern &
Crabtree



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 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.

To the rear, 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

Enter from the communal hallway. Fitted storage cupboard with concealed hot water tank. Further fitted storage cupboard. Telephone intercom.

Kitchen

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. Open plan to the lounge/diner.

Lounge/Diner

Two double glazed sash windows. Media points. Open plan to the kitchen.

Bedroom

Two double glazed sash windows. Fitted wardrobe.

Bathroom

W/C and wash hand basin. Bath with central mixer taps and shower over. Tiled walls. Tiled flooring. Heated towel rail. Shaver point. Extractor fan.

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.

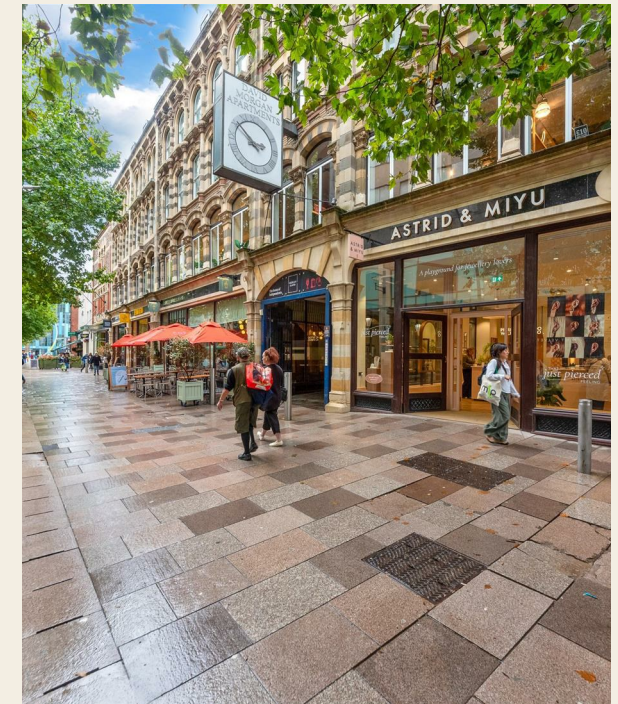
Tenure

Leasehold. 100 years from 2008 with 83 years remaining. Annual ground rent £75. Annual service charges £3,000.

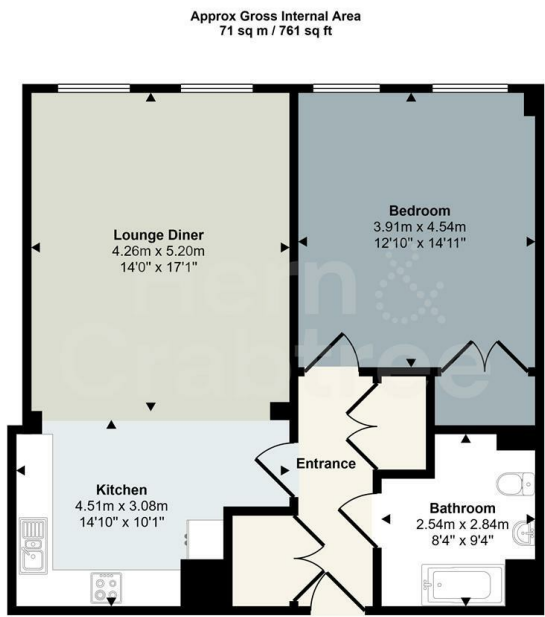
Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information

before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



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



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.