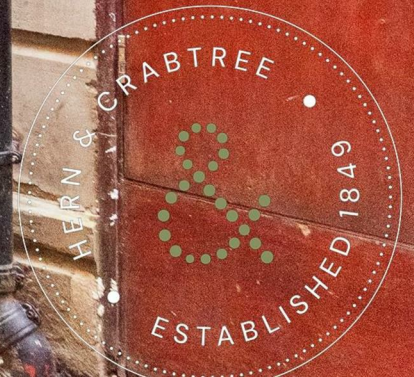


# Barry Lane

CARDIFF, CF10 1FR

GUIDE PRICE £175,000

Hern &  
Crabtree



# Barry Lane

\*NO CHAIN\*

Perched on the top floor and set within the heart of Cardiff City Centre, this spacious one-bedroom apartment offers a superb blend of modern open-plan living, city views and a highly desirable location.

Designed for contemporary urban living, the property welcomes you into a bright and generous open-plan lounge and kitchen area – the ideal space for relaxing, entertaining, or working from home. Skylight windows flood the room with natural light. Stairs rising up to a large private balcony, offering far-reaching views across Cardiff's iconic skyline – the perfect spot to unwind above the bustle of the city below.

The double bedroom is well-proportioned and quietly set to the rear, complete with a walk-in wardrobe for practical storage. A sleek and modern bathroom adds to the apartment's appeal, with clean finishes and a calm, neutral palette throughout.

Located just moments from the city's best restaurants, shops, cultural landmarks, and transport links, this apartment presents an exceptional opportunity for professionals and investors alike.



**Approx 892.00 sq ft**

**Council Tax Band: E**

#### Hallway

Enter from the communal hallway. Wooden laminate flooring. Fitted storage cupboard with concealed hot water tank. Further fitted storage cupboard.

#### Lounge

Two double glazed skylight windows. Wooden laminate flooring. Structural beams.

#### 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. Tiled flooring.

#### 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.

#### Bedroom

Two double glazed windows. Double glazed skylight window. Structural beams.

#### Storage Room

Walk-in wardrobe.

#### Balcony

Timber decking. Glass balustrade. Outside lights.

#### Tenure

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

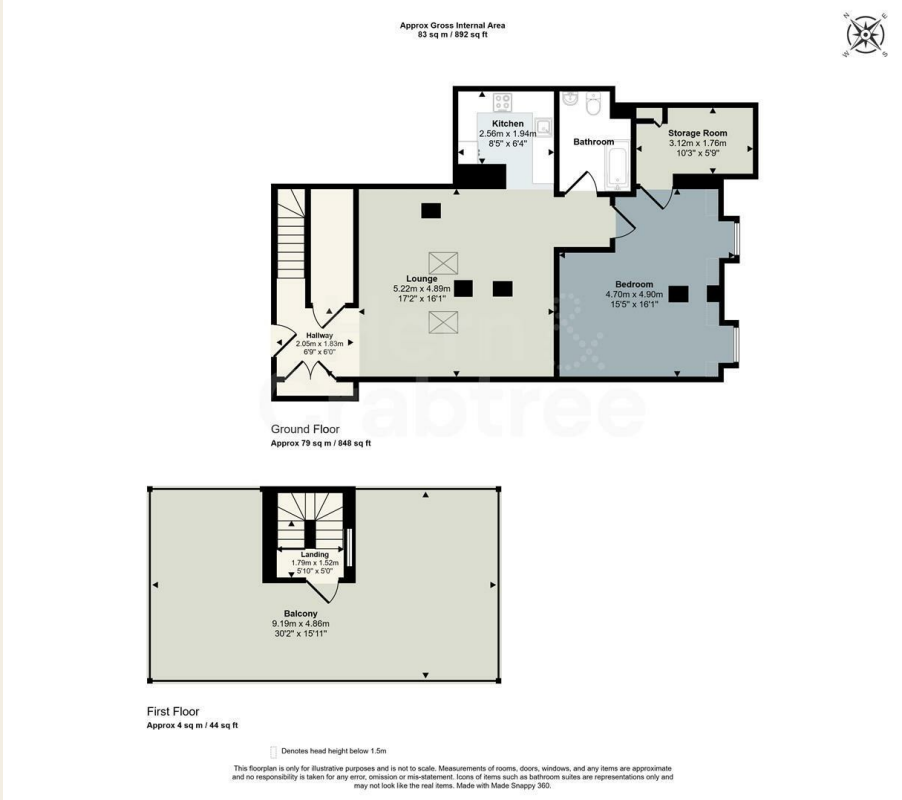
#### Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been

provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy. 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) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 66      | 66        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

