

Ffordd Wallace

BARRY, CF63 4RX

GUIDE PRICE £150,000

**Hern &
Crabtree**



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No Chain! A Stylishly Appointed Top-Floor One-Bedroom Apartment with Stunning Uninterrupted Water Views perfectly located on Barry Waterfront as part of Barratt Homes' Harbourside @ The Quays Development.

This beautifully presented, larger than average, top-floor apartment offers an exceptional opportunity for first-time buyers or investors alike. Impeccably styled throughout and ready for immediate occupation, the property combines comfort, convenience, and breathtaking dual aspect views in equal measure.

The well-proportioned accommodation briefly comprises: a welcoming entrance hall with two built-in storage cupboards, a bright and spacious open-plan kitchen/dining/sitting area that enjoys uninterrupted water views, a generously sized double bedroom, and a modern family bathroom.

Further benefits include an allocated parking space as well as nearly 8 years remaining on the NHBC guarantee, making this a truly turn-key home in a desirable location.

Harbourside @ The Quays enjoys a prime location along Barry Waterfront, providing residents with breathtaking views and easy access to a variety of outdoor activities. The nearby Barry Island is a popular destination, offering sandy beaches, amusement parks, and scenic walking paths that highlight the natural beauty of the area.

For those who appreciate a blend of leisure and urban conveniences, the town centre is within walking distance, ensuring that shops, restaurants, and recreational facilities are readily accessible. With excellent transport links, including a train station just a short stroll away, commuting to Cardiff and other nearby towns is both convenient and efficient.



484.38 sq ft

Communal Entrance

Enter via key fob to the front from car park, access also at rear via video door entry system. Post boxes for nine flats. Stairs rising to second floor.

Entrance

Entered via a composite door into the hallway.

Hallway

Two storage cupboards. Radiator. Loft access hatch. Wood laminate flooring. Video door entry system.

Bedroom

Double bedroom. Full height double glazed window to the side. Radiator. Wood laminate flooring. Freestanding wardrobes.

Bathroom

Bath with shower plumbed over and tiled wall and built in shelving, w/c and wash hand basin. Heated towel rail. Wood laminate flooring.

Kitchen/Diner/Lounge

Double glazed full length window to the front with a further window to the front and to the side. Two radiators. Continuation of wood laminate flooring. The kitchen is fitted with wall and base units with laminate worktops. Integrated fridge-freezer, dishwasher and washer/dryer. Further integrated electric hob and oven and grill. Stainless steel sink and drainer. Combination boiler in one of the fitted wall units.

Outside

One allocated parking spot and nearby visitors parking also available. Communal bin store and covered bike rack.

Tenure & Additional Information

We have been advised by the seller that the tenure of the property is Leasehold. The length of the lease is 999 years from 12/04/2022 with 996 years remaining. The Service Charges are £1,576.64 per annum (to be paid equally either monthly or the full amount yearly to Remus) and the Ground Rent is a Peppercorn Ground Rent (£0). The Service Charges are split for the block of flats (£1,438.11) and for the whole development (£138.53). For a further breakdown of the Service Charges please reach out to us.

The seller has advised that they will be happy to leave some furniture, free of charge, as part of the sale.

Disclaimer

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.



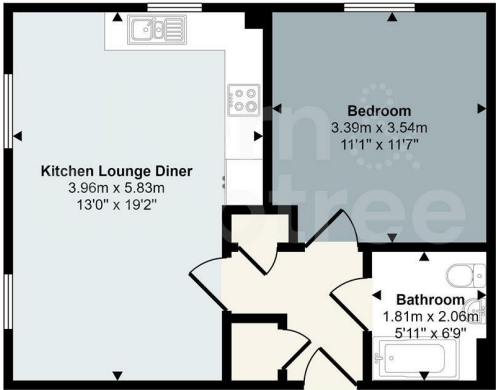
Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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



Approx Gross Internal Area
43 sq m / 468 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.

