
41, Rhodfa Cambo
Barry, CF62 5BS
Watts
&Morgan

# 41 Rhodfa Cambo

Barry, CF62 5BS

## £175,000 Leasehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A well presented, spacious two bedroom top floor apartment enjoying elevated water views. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, open plan kitchen/dining/living room with a Juliette balcony, two double bedrooms and a bathroom. Externally the property benefits from one allocated parking space. Being sold with no onward chain.

Directions
Cardiff City Centre – 9.0 miles
M4 Motorway – 9.9 miles

Your local office: Penarth
T: 02920 712266 (1)
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# Summary of Accommodation

## Accommodation

A secure communal entrance accessed via a fob with stairs to each floor. Apartment 41 is located on the second (top) floor. Entered via a solid wooden door into a welcoming hallway benefiting from carpeted flooring, a recessed storage cupboard, a wall mounted intercom system and a hatch providing access to loft space.

The open plan kitchen/dining/living room is the focal point of the home and enjoys carpeted flooring, two uPVC double glazed windows and a set of uPVC double glazed French doors with a Juliette balcony enjoying elevated water views. The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain include; a fridge/freezer, an electric oven, a 4-ring gas hob with an extractor fan over, a dishwasher and a washer/dryer. The kitchen further benefits from tile effect vinyl flooring, matching upstands, a feature glass splashback, a cupboard housing the wall mounted 'Ideal' combi boiler, a stainless sink with a mixer tap over and two uPVC double glazed windows.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring and a uPVC double glazed window providing further elevated views.

Bedroom two, currently used as a home office, benefits from carpeted flooring and a uPVC double glazed window.

The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from wood effect vinyl flooring, partially tiled walls/splashback, an extractor fan and an obscure uPVC double glazed window.

## Gardens & Grounds

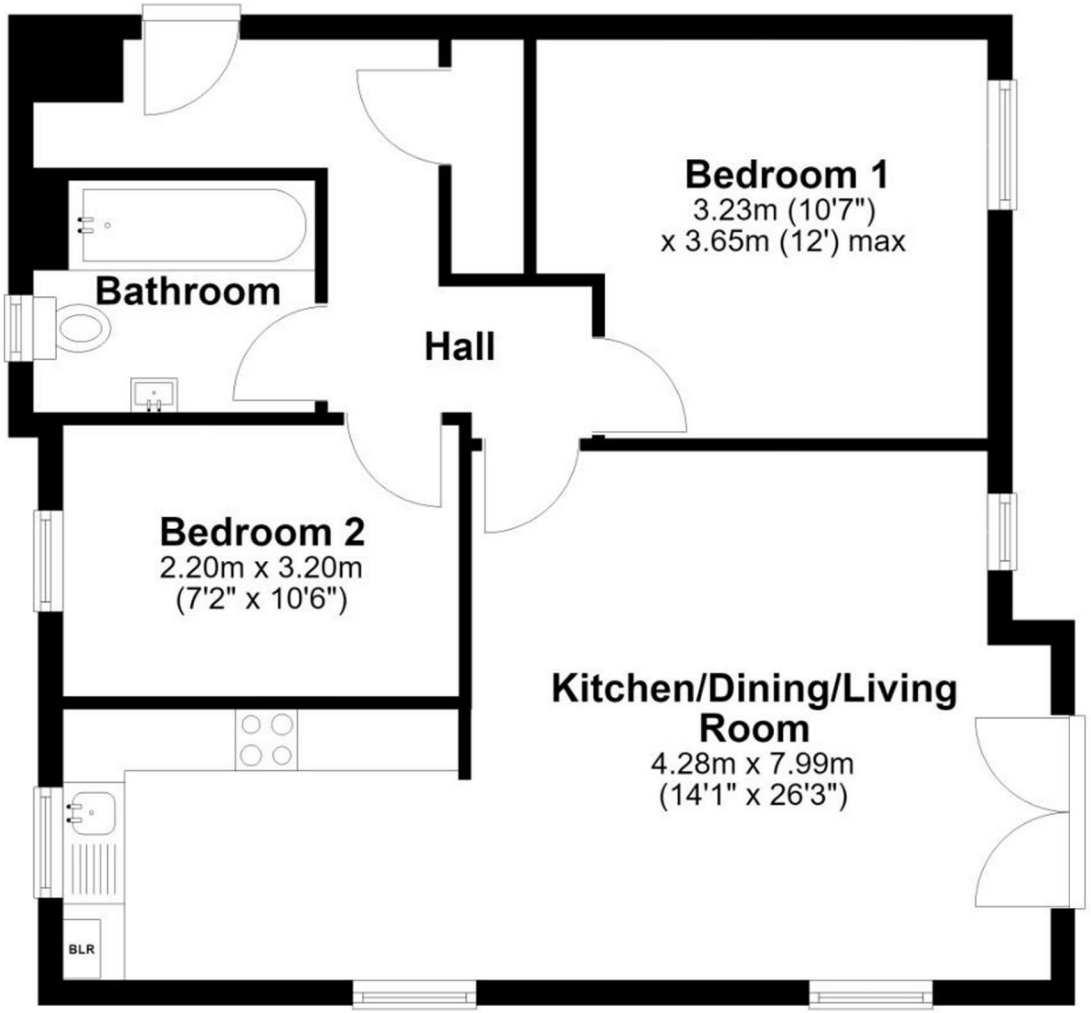
41 Rhodfa Cambo benefits from one allocated parking space.

## Additional Information

All mains services connected.
Leasehold – 999 years from 2018 (approx. 991 years remaining).
We have been reliably informed that the service charge is £Xpa.
We have been reliably informed that the ground rent is £Xpa.
Council tax band 'C'.
EPC rating 'B'.

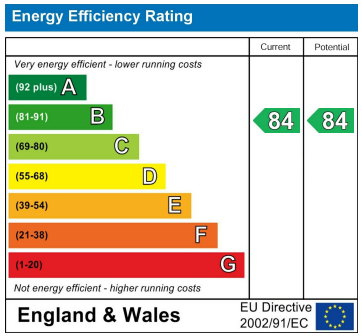
# Second Floor

Approx. 59.0 sq. metres (634.9 sq. feet)




Total area: approx. 59.0 sq. metres (634.9 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.




Scan to view property


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