



9 Glan Y Mor, Y Rhodfa
Barry, CF63 4BB

Watts
& Morgan

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£210,000 Leasehold

3 Bedrooms | 2 Bathrooms | 1 Reception Room

A spacious three bedroom, penthouse apartment enjoying spectacular panoramic views. Conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, spacious living/dining room with access to a private balcony and elevated views, kitchen, primary bedroom with en-suite, second double bedroom, third single bedroom and a family bathroom. Externally the property benefits from two allocated undercroft parking spaces. Being sold with no onward chain.

Directions

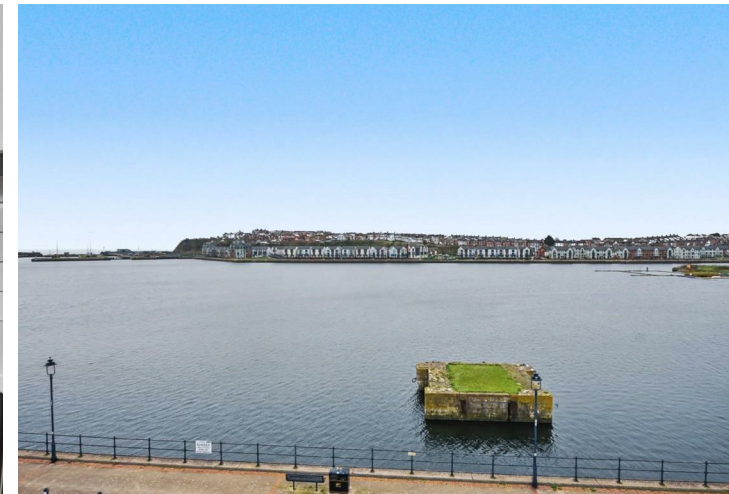
Cardiff City Centre – 8.3 miles

M4 Motorway – 9.7 miles

Your local office: Penarth

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Summary of Accommodation

Accommodation

A secure communal entrance accessed via a fob with stairs to each floor. Apartment 9 is located on the third (top) floor. Entered via a solid wooden door into a welcoming hallway benefitting from solid wood flooring, a wall-mounted intercom system and two recessed storage cupboards; one of which housing the wall-mounted 'Viessmann' combi boiler.

The open-plan living/dining room benefits from continuation of solid wood flooring, a uPVC double-glazed window to the side elevation and a set of uPVC double-glazed French doors providing access to the wraparound balcony and enjoying spectacular elevated water views.

The kitchen showcases 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 electric hob with an extractor fan over, a combination microwave/grill, a dishwasher and a washing machine. The kitchen further benefits from tiled flooring, partially tiled splash-back, a bowl and a half composite sink with a mixer tap over, an extractor fan and uPVC double-glazed window to the side elevation.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring and a large uPVC double-glazed to the front elevation enjoying further elevated views. The en-suite has been fitted with a 3-piece white comprising; a corner shower cubicle with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring, tiled walls, recessed ceiling spotlights and an extractor fan.

Bedroom two is another double bedroom and enjoys carpeted flooring and a uPVC double-glazed window to the rear elevation.

Bedroom three is a single bedroom enjoying carpeted flooring and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan and an obscure uPVC double-glazed window to the rear elevation.

Additional Information

All mains services connected.

Leasehold - 125 years from 2002 (approx.101 years remaining).

We have been reliably informed that the Service Charge is £1,987pa to include building insurance and water rates.

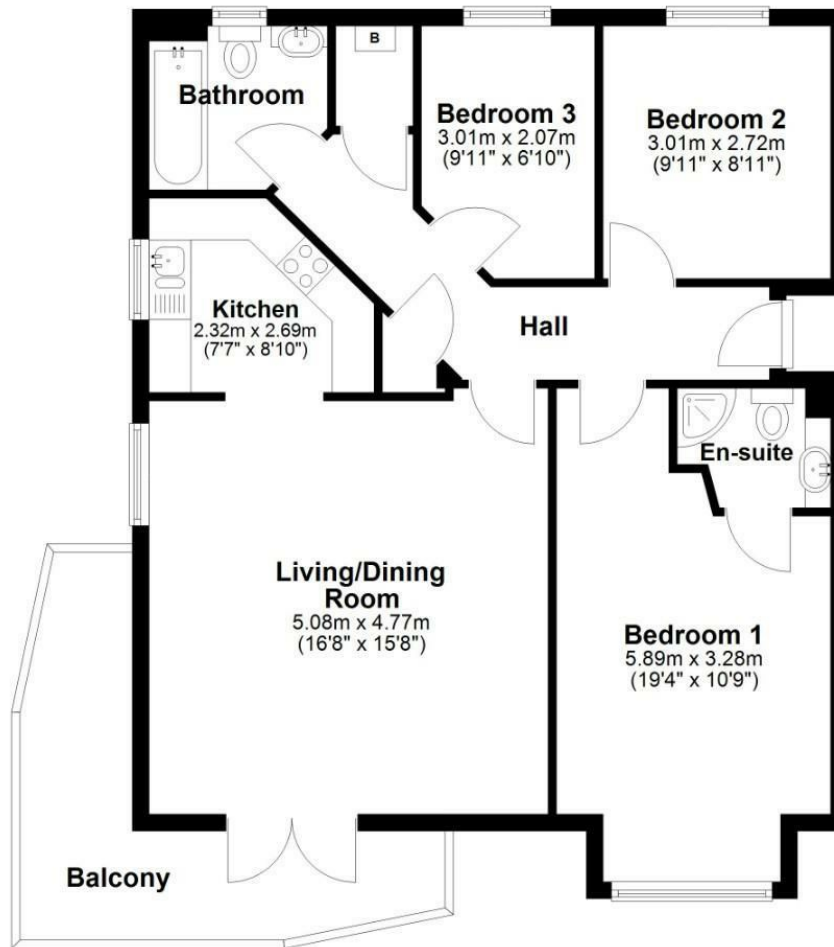
We have been reliably informed that the Ground Rent is £100pa.

Council tax band 'E'.

EPC rating 'C'.

Top Floor

Approx. 77.3 sq. metres (832.5 sq. feet)



Total area: approx. 77.3 sq. metres (832.5 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 part of any contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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



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