**Property Description Ffordd Penrhyn, Barry Waterfront**

**Price**:                         £108,500\* (£155,000 full market value)

**Ownership**:              Legally you would own 100% of the property for 70%\* Market

Value via the Homebuy Option/Shared Equity Scheme.

**Property Type**:        2 bedroom, 2 bathroom top floor apartment for sale

**Address**:                  Ffordd Penrhyn, Barry, CF62 5DH

Description:

Well presented, purpose built two bedroom top (2nd) floor apartment with allocated parking space. The property is within a 5 minute walk of Barry Island beach, the Knap and various coastal walks. Barry and Barry island train stations, bus stops, supermarkets, Goodshed & local amenities are nearby. The property encompasses a communal entrance and hallway with a security intercom, fire door leading to the front door, the hallway then leads to two double bedrooms (one with an en-suite), family bathroom and open plan kitchen and living/dining area. The property has gas central heating, communal bin storage with security padlock, UPVC glazing, two Juliet balconies and approximately 120 years remaining on the Lease.

**Entrance Hallway**

Laminate flooring, doors leading to bedrooms one and two, family bathroom, kitchen and storage cupboard. Intercom system

**Kitchen**

*295cm x 260cm*

Fitted vinyl flooring, breakfast bar, smoke detector, integrated cooker and gas hob, extractor hood and extractor fan. Sink, under sink storage and fitted cupboard storage. Space for washing machine and fridge/freezer.

**Living area**

*295cm x 360cm*

Grey laminate flooring, two wall mounted radiators, storage cupboard with combination boiler. UPVC doubled glazed window leading to Juliet balcony.

**Bathroom**

*155cm x 230cm*

Vent extractor, fitted vinyl flooring, ceramic tiles, bath, toilet and pedestal hand wash basin.

**Master Bedroom**

*270cm x 280cm (extra 57cm if including space where UPVC door is)*

Black carpet and thick underlay flooring, wall mounted radiator, UPVC double glazed window leading to Juliet balcony, en-suite.

**En-Suite**

*152cm x 162cm*

Fitted vinyl flooring, vent extractor, wall mounted radiator, shower, ceramic tiling, toilet and pedestal hand wash basin.

**Bedroom Two**

*250cm x 260cm*

Black carpet with thick underlay flooring, UPVC double glazed window. Wall mounted radiator