



£160,000

Neptune Road, Barry

Flat | 2 Bedrooms | 2 Bathrooms

01446 488288

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# Step Inside

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## Key Features

- Beautiful Waterfront Views
- Open Plan Kitchen/Diner
- Allocated Parking Space
- Glass Juliette Balcony
- Walking Distance to The Goodsheds and Beach
- Energy Efficient Property with a 'B' rating
- Perfect for First Time Buyers, Downsizers or Investors

## Property Description

Botham Williams are so excited to share this stunning modern Waterfront property. The property has many features, the main one being the stunning water views from the top floor. The development is a stones throw away from the beach, The Goodsheds and lots of other local amenities such as schools, doctors and a dentist.

## Main Particulars

"We moved into this apartment having only seen it for the first time a week before, during lockdown, and have fallen in love with it ever since. Everyone in the area is so welcoming and we have made many friends on the nearby green."

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This 2 Double Bedroom apartment benefits from 8 years remaining of the NHBC warranty. It has a communal hallway, inner hallway, a beautiful open plan living/kitchen space, 2 double bedrooms, a bathroom, en suite off the master bedroom and an allocated parking space.

### Communal Entrance

A secure and modern telecom and fob entrance with automatic lighting, and stairs leading to the apartment.

### Hallway

You enter the property via a composite UPVC door. There is herringbone vinyl flooring and a radiator. A white wooden door leads to the open-plan living/kitchen area, further door's lead to bedrooms one and two and the main bathroom. There is also built in storage.

### Living/ Kitchen 5.64m x 3.10m

A fantastic space that allows for modern open-plan living. The kitchen has matching wall and base units, laminate worktops, granite sink, electric 4 ring hob, integrated electric oven, integrated stainless steel cooker hood, space for fridge freezer and space for washing machine. The herringbone flooring flows through from the hallway.

Space for dining table and sofa in the living area which has UPVC French Doors with a glass Juliette balcony over looking the water. The combi boiler is housed in a cupboard in the lounge area.

#### Bedroom One 2.90m x 2.74m

Space for double bed and chest of drawers. Fitted carpet, power points, radiator, window.

#### En Suite

A great addition to the property. It has porcelain tiled walls, wall mounted radiator, glass shower cubicle with mains powered overhead shower, a close coupled toilet, pedestal wash hand basin and wooden door leading out to master bedroom.

#### Bedroom Two 2.90m x 2.64m

Another double bedroom with carpeted floors, a radiator and UPVC full length window allowing light to flood in. This room is currently used as a working from home space.

#### Bathroom

A modern room with half tiled walls, vent extractor, vinyl flooring, wall mounted radiator, bath, pedestal wash hand basin, close coupled toilet.

#### Allocated Parking

One allocated parking bay situated to the front of the property close to communal entrance.

There are currently service charges that are around £1200 per annum. Please check with your solicitor on the details of the lease and service charge.





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