



£135,000

Ty Cwmpass, Barry

Apartment | 1 Bedroom | 1 Bathroom

01446 488288

botham
williams
Estate Agents

www.bothamwilliams.co.uk



Step Inside

Key Features

- Fully renovated ground floor apartment
- Acoustic (Soundproof) Windows
- Smart Heating
- Off Road Parking
- Fantastic location
- Train station nearby

Property Description

Botham Williams are excited to share this ground floor flat located in Ty Cwmpass. This home is move-in-ready. This immaculately presented property offers the perfect blend of style and comfort with an open plan living room and kitchen, a spacious double bedroom with built-in storage, and a sleek modern bathroom with premium fittings.

Main Particulars

Botham Williams are excited to share this ground floor flat located in Ty Cwmpass. This home is move-in-ready. This immaculately presented property offers the perfect blend of style and comfort with an open plan living room and kitchen, a spacious double bedroom with built-in storage, and a sleek modern bathroom with premium fittings.

Conveniently situated, the flat is just a stone's throw away from local shops, doctors' surgery and public transport links, ensuring you have everything you need right at your doorstep. The property benefits from new acoustic double glazing throughout, providing exceptional soundproofing while keeping the space warm and energy-efficient.

This property has been fully upgraded and one of the standout features of this home is the smart heating system, allowing you to control the temperature with ease and efficiency. Whether you're looking for a cosy retreat during the winter months or a refreshing escape in the summer, this feature ensures year-round comfort.

This delightful ground floor flat offers the ideal combination of convenience, comfort, and modern living. Don't miss the opportunity to make this property your new home. Schedule your viewing today!

Communal Entrance

Secure door with intercom system leading into the communal hallway.

Flat Entrance – Via door into:

Hallway

Two large storage cupboards, one housing the hot water tank. Wall-mounted heater. Wood effect flooring. Doors off to all rooms.

Open Plan Living/Kitchen

6.12m x 3.61m

UPVC double glazed acoustic (soundproof) window to the front elevation. Two wall-mounted smart heaters. Wood effect flooring.

KITCHEN

A beautiful modern kitchen with a range of wall and base units with work surfaces over. Sink and drainer with mixer tap over. Built-in oven with four-ring induction hob and extractor fan above. Integrated fridge and freezer. Ample space and plumbing for under-counter white goods with concealing cupboards. Marble effect tiling to splashback areas. Continuation of the wood effect flooring.

Bedroom

3.63m to wardrobes x 2.87m

UPVC double glazed acoustic (soundproof) windows to the front elevation. Range of built-in wardrobes with sliding doors. Wall-mounted heater. Wood effect flooring.

Shower Room

2.18m x 1.68m

A totally renovated shower room with tiles on the walls and floor. Three-piece suite comprising low-level W/C, vanity unit housing the wash hand basin with mixer tap over, and a walk-in double shower cubicle with waterfall and handheld shower over. Extractor fan. Shaving points. Heated towel rail.

Tenure

Leasehold. Ground Rent £150 per annum.

Service Charge £135 per calendar month approximately.



Telephone: 01446 488288



www.bothamwilliams.co.uk