



£175,000

Ffordd Penrhyn, Barry

Apartment | 2 Bedrooms | 2 Bathrooms

01446 488288

botham
williams
Estate Agents

www.bothamwilliams.co.uk



Step Inside

Key Features

- Top floor apartment
- Two Double Bedrooms
- En-Suite
- Open Plan Lounge/Kitchen
- Allocated Parking Space
- Several Years Remaining On NHBC

Property Description

Botham Williams is thrilled to present this immaculate top-floor apartment at The Quay's, Barry Waterfront, where modern living meets serene water views.

Main Particulars

Botham Williams is thrilled to present this immaculate top-floor apartment at The Quay's, Barry Waterfront, where modern living meets serene water views.

Step inside and experience the perfect blend of style and comfort. The inviting open-plan living space is bathed in natural light, seamlessly flowing into a sleek, fully fitted modern kitchen—perfect for both entertaining and unwinding while enjoying the picturesque surroundings.

This beautiful home features two generously sized bedrooms, including a luxurious master suite with an en-suite shower room for added privacy. A stylish family bathroom completes the space. With UPVC double glazing, efficient gas central heating via a combination boiler, and an allocated parking bay, this apartment offers both convenience and contemporary living.

Move-in ready and designed to make the most of its incredible waterfront location, this is a fantastic opportunity to embrace waterside living at its finest. Contact Botham Williams today to arrange a viewing.

EPC Rating: B

Communal Entrance & Hallway

Secure composite door with intercom entry system leading into the communal hallway. Sensor-activated lighting. Fitted carpet. Staircase access to all apartments.

Apartment Entrance

Accessed via a solid hardwood door opening into:

Hallway

Wall-mounted telephone intercom system. Built-in storage cupboard with shelving, housing the consumer unit. Radiator. Power points. Fitted carpet. Doors leading to all rooms.

Open-Plan Living Room/Kitchen

5.92m x 3.28m

Living Area:

Expansive UPVC double-glazed floor-to-ceiling picture window providing breath-taking panoramic water views. Ample space for leisure and dining furniture. Two radiators. Telephone and power points. Cupboard housing the combination boiler. TV aerial connection. Wood-effect laminate flooring. Open to:

Kitchen Area:

A sleek, high-gloss kitchen featuring a range of wall and base units, complemented by matte granite-effect work surfaces and matching upstands. Stainless steel one-and-a-half bowl sink with drainer and mixer tap. Integrated electric oven/grill with inset four-ring gas hob and extractor hood. Space for an upright fridge/freezer and plumbing for a washing machine. Coordinating breakfast bar area. Ample power points. Continuation of stylish wood-effect laminate flooring.

Bedroom One

3.12m x 2.64m

A beautiful double room with UPVC double-glazed floor-to-ceiling picture window framing scenic waterfront views. Radiator. Power points. Fitted carpet. Door leading to:

En-Suite Shower Room

1.68m x 1.55m

Modern white suite comprising a shower enclosure, pedestal wash hand basin, and low-level W.C. Partially tiled splashbacks. Radiator. Extractor fan. Wood-effect vinyl flooring.

Bedroom Two

3.15m x 2.51m

UPVC double-glazed floor-to-ceiling window with beautiful waterside views. Built-in storage cupboard housing the combination boiler, which operates hot water and central heating. Radiator. Power points. Fitted carpet.

Bathroom

2.39m x 1.60m

Modern bathroom suite featuring a panel bath, pedestal wash hand basin, and low-level W.C. Partially tiled walls for a sleek finish. Radiator for warmth. Extractor fan for ventilation. Stylish wood-effect vinyl flooring.

Communal Grounds

Includes one allocated parking space, landscaped lawned areas, mailboxes, and sensor lighting.

Tenure – Leasehold

Lease Term: 999 years from 2018

Ground Rent: £890.06 per annum

Service Charge: £105.06 per annum

Floor Area

Approx. 52m² (559.72ft²)

Council Tax Band

C



Telephone: 01446 488288



www.bothamwilliams.co.uk