



£162,500

Barrians Way, Barry

Apartment | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- 2 bedroom spacious flat in west end of Barry
- No onward chain
- Allocated parking space
- Quiet location
- Communal garden area
- Gas central heating and Double glazing throughout

## Property Description

This well-presented top floor two-bedroom apartment offers an excellent opportunity for first-time buyers or investors seeking a spacious, low-maintenance home in a highly desirable location. The property features two double bedrooms, a kitchen with space for a dining area, a large living room, and a family bathroom, all complemented by ample storage throughout. Outside, residents can enjoy a communal garden and the added convenience of an allocated parking space.

## Main Particulars

Kitchen – 4.12m x 2.69m

A practical and bright kitchen with tiled flooring, a radiator, and a rear-facing window. It features a gas four-ring hob, a modern oven (just 2 years old), and generous space for a washing machine and fridge/freezer, making it ideal for everyday family life.

Bathroom – 2.94m x 2.95m

The family bathroom is fitted with tiled flooring, an electric shower over the bath, pedestal sink, WC, and a wall-mounted mirrored cabinet. A rear-facing opaque window ensures privacy while allowing natural light to fill the space.

Lounge – 3.98m x 4.05m

A spacious lounge with carpeted flooring and a radiator, featuring front-facing windows with a Juliet balcony that let in plenty of light and offer a charming outlook. Well-placed power points make it easy to arrange your furniture and entertainment.

Bedroom 1 – 2.85m x 4.52m (max)

A generous double bedroom with carpeted flooring, a radiator, and a front-facing window, providing plenty of natural light.

Bedroom 2 – 3.63m x 2.87m

A second double bedroom with fitted wardrobes, carpeted flooring, and a rear-facing window, offering practical storage and natural light.

Hallway

Carpeted hallway featuring two handy storage cupboards, one housing the recently replaced fuse board and the other providing space for a washing machine, which can be included in the sale if desired. The property also benefits from a convenient intercom system.

#### Outside

One allocated parking space to the front and communal garden area to the rear.

Management fees: £105 p/m

Lease length: 88 years remaining

Third floor







This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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