



**Ty Levant  
Rhodfa'r Gwagenni  
Barry  
Vale of Glamorgan  
CF63**

**Offers In Excess Of £105,000**

**bettermove**

# Rhodfa'r Gwagenni

## Barry

Bettermove are proud to present this 1 bedroom apartment in Barry.

The property benefits from double glazing, and electric central heating throughout, with off street parking available via an allocated space.

The council tax band is C.

This is a leasehold property with 99 years remaining on the lease; the ground rent is £50 every 6 months and the service charge is £130pcm.

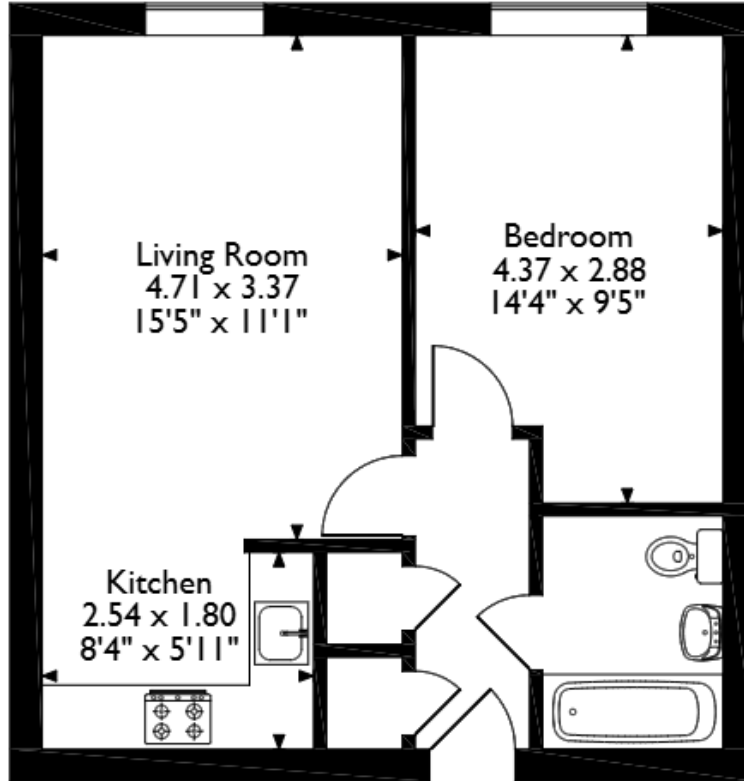
The interior of this well presented property comprises a spacious living and dining area and fitted kitchen, as well as the 1 bedroom and the family bathroom.

Located in the popular town of Barry, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Barry Docks train station (0.4 miles), various bus routes and the A48.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Ty Levant, Apartment Rhodfa'r Gwagenni, Barry  
 Approximate Gross Internal Area  
 42 Sq M/452 Sq Ft



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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