



15 Y Cerigos
The Knap, Barry, Vale of Glamorgan, CF62 6YU

Watts
& Morgan



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£485,000 Leasehold

3 Bedrooms | 3 Bathrooms | 1 Reception Rooms

An immaculately presented and fully refurbished, three bedroom first floor apartment enjoying spectacular panoramic views across the Bristol Channel. Situated in a gated community within the vibrant Knap area of Barry. Found a short walk from local amenities, cafes, restaurants and conveniently located to transport links, Cardiff City Centre and the M4 Motorway. Renovated to a high spec by its current owners, the accommodation briefly comprises; entrance hall, spacious open-plan kitchen/dining/living room enjoying elevated views and access to a private balcony, primary bedroom with en-suite and access to a second balcony, second double bedroom with en-suite, third double bedroom and a family bathroom. Externally the property benefits from two allocated parking spaces with additional visitor parking available. EPC Rating 'B'.

Directions

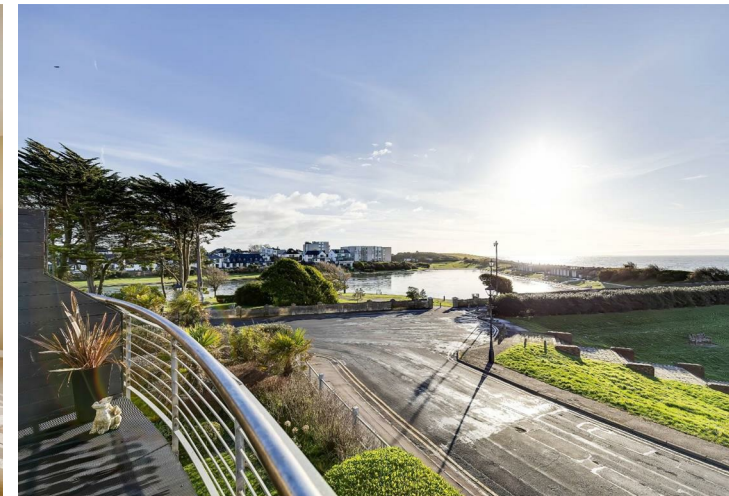
Cardiff City Centre – 9.7 miles

M4 Motorway – 9.9 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

A secure communal entrance benefits from carpeted flooring and stairs leading to the first floor. Apartment 15 is located on the first floor.

Entered via a solid wooden door into a spacious, welcoming hallway enjoying tile effect Luxury Vinyl Tile (LVT) flooring, two recessed storage cupboards; one of which houses the wall-mounted 'Baxi' combi boiler with space and plumbing provided for freestanding white goods.

The open-plan kitchen/dining/living room is the focal point of the home and enjoys newly fitted carpets, a feature vaulted ceiling with a double glazed skylight, a wall mounted audio/visual intercom system, two uPVC double-glazed windows to the front elevation and two sets of uPVC double-glazed French doors with double-glazed side panels providing access to a private balcony laid with composite decking enjoying uninterrupted panoramic views.

The 'Wren' kitchen showcases a range of wall and base units with wood effect laminate work surfaces. Integral appliances to remain include; a fridge/freezer, an 'AEG' electric oven/grill, a 'CDA' 5-ring electric hob with an extractor fan over and a 'Beko' dishwasher. The kitchen further benefits from tile effect LVT flooring, matching wood effect upstands, feature under-counter lighting and a bowl and a half composite sink with a mixer tap over.

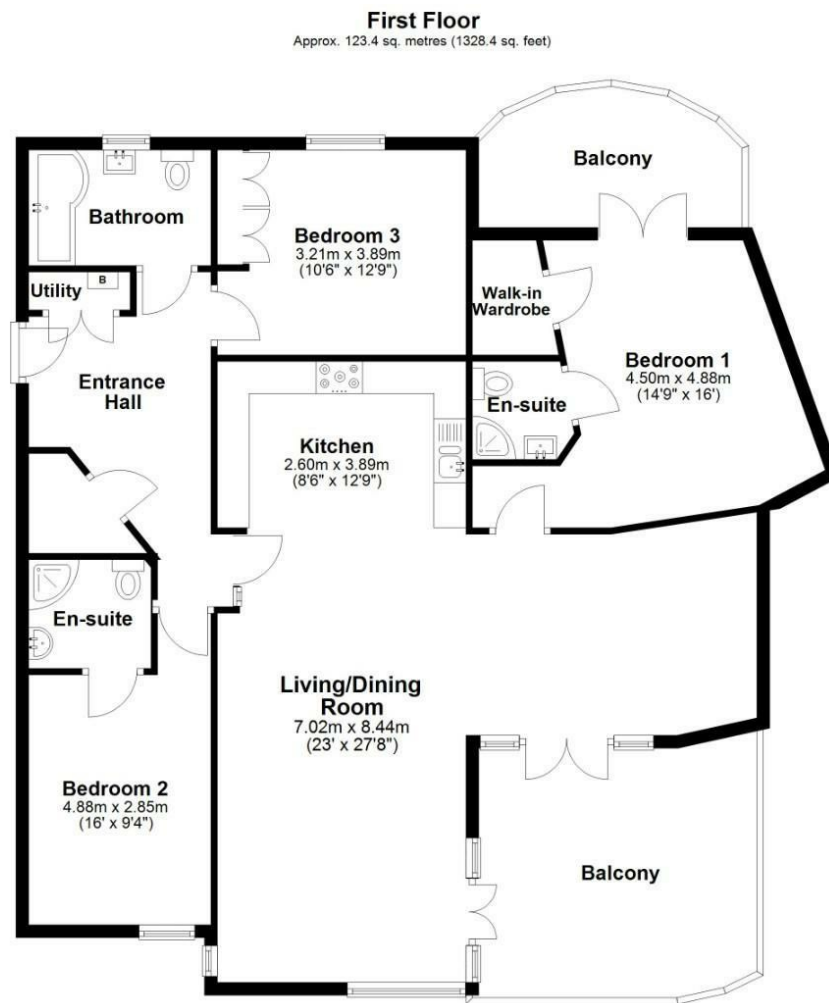
Bedroom one is a spacious double bedroom and enjoys newly fitted carpeted flooring, a large recessed walk-in wardrobe and a set of uPVC double-glazed French doors providing access onto a second private balcony laid with composite decking. The en-suite has been fitted with a 3-piece white suite comprising; a corner shower cubicle with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from vinyl flooring, aqua-clad walls and an extractor fan.

Bedroom two is a spacious double bedroom enjoying newly fitted carpeted flooring, a feature vaulted ceiling and a floor to ceiling uPVC double-glazed window to the front elevation enjoying further elevated views. The en-suite has been fitted with a 3-piece white suite comprising; a corner shower cubicle with a thermostatic rainfall shower and a handheld shower attachment, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring, tiled walls, a wall-mounted chrome towel radiator, a wall-mounted mirror with built-in lighting and an extractor fan.

Bedroom three is a further double bedroom and benefits from carpeted flooring, a range of fitted wardrobes and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising' a panelled 'P'-shape bath with a thermostatic rainfall shower over and a handheld shower attachment and a wash hand basin and a WC set within a vanity unit. The bathroom further benefits from tiled flooring, tiled walls, a wall-mounted towel radiator, a wall-mounted mirror with built-in lighting, an extractor fan and an obscure uPVC double-glazed window to the rear elevation.





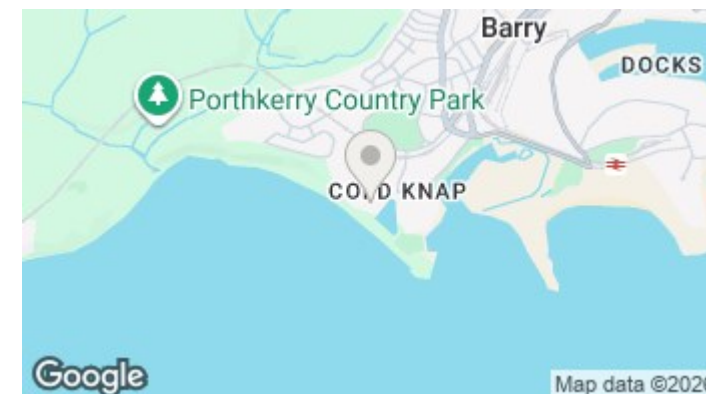
Total area: approx. 123.4 sq. metres (1328.4 sq. feet)

GARDEN & GROUNDS

15 Y Cerigos enjoys beautifully maintained, mature green areas with a variety of shrubs and borders. The property further benefits from two allocated parking spaces with additional visitor parking available.

ADDITIONAL INFORMATION

All mains services connected.
Leasehold - 999 years from 2001 (approx. 975 years remaining).
We have been reliably informed that the service charge is £2,795.64 pa to include buildings insurance, internal and external maintenance, landscaping and window cleaning.
We have been reliably informed that the ground rent is £182pa.
Council tax band 'G'.
EPC Rating; 'B'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

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