



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

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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.

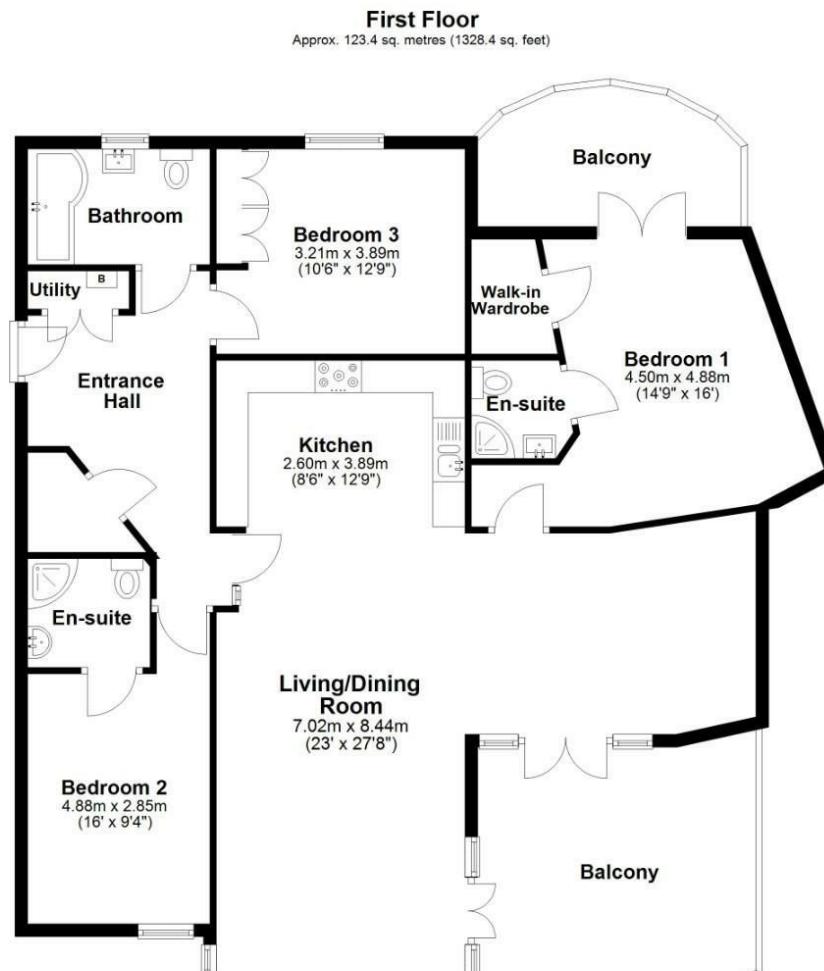
Bedroom three is a further double bedroom and benefits from carpeted flooring, a range of fitted wardrobes and a uPVC double-glazed window to the rear elevation.

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.



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		
(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		



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