



# SEA POINT

BARRY

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, C F 62 6T B

ASKING PRICE

£160,000 -

LEASEHOLD



2 Bed



1 Bath



743.00 sq ft

Welcome to this charming property located in the sought-after area of Sea Point, Barry. This delightful flat boasts not only a prime location but also stunning sea views that can be enjoyed from every window, making it a true gem by the coast.

Upon entering, you are greeted by a cosy reception room that sets the tone for the rest of the property. With two well-proportioned bedrooms, there is ample space for a small family, a couple, or even as a luxurious retreat for one.

The desirable 'Knap' location adds to the appeal of this flat, offering a peaceful and picturesque setting for you to call home.

Whether you are captivated by the idea of waking up to the sound of waves or simply enjoy the tranquillity of coastal living, this property with unbeatable sea views is sure to capture your heart. Don't miss out on the opportunity to make this seaside retreat your own.

## COMMUNAL ENTRANCE

Communal door operated via security intercom system. Hallway with fitted carpet and stairs rising to;

## FLAT ENTRANCE

Via wooden door leading into;

## HALLWAY

6'6" x 2'9"

Two large storage cupboards. Doors off to all rooms.

## KITCHEN

9'1" x 7'11" ww 5'3"

Double glazed window to the side elevation with impressive sea views. Range of wall and base units with work surfaces over. Stainless steel one and a half bowl sink and drainer with mixer tap over. Tiling to splash back area. Ample space and plumbing for white goods. Wall mounted heater. Tile effect flooring.

## SHOWER ROOM

6'8" x 6'7"

Obscure window to the side elevation. Three piece suite comprising; low level W/C, Pedestal wash hand basin with twin taps over and double shower cubicle with wall mounted shower. Tiling to dado height and splash back areas. Tile effect flooring.

## LIVING ROOM

25'5" x 10'8" x 9'4"

Large UPVC double glazed windows to both side elevations with stunning views. Coving to ceiling. Two wall mounted heaters. Fitted carpet. Doors off to both bedrooms.

## BEDROOM ONE

14'11" x 9'4"

Double glazed window to the side with sea views. Wall mounted heater. Fitted carpet.

## BEDROOM TWO

9'4" x 8'6" to wardrobes

Double glazed window with views of the sea and lake. Range of built in wardrobes. Wall mounted heater. Fitted carpet.

## TENURE

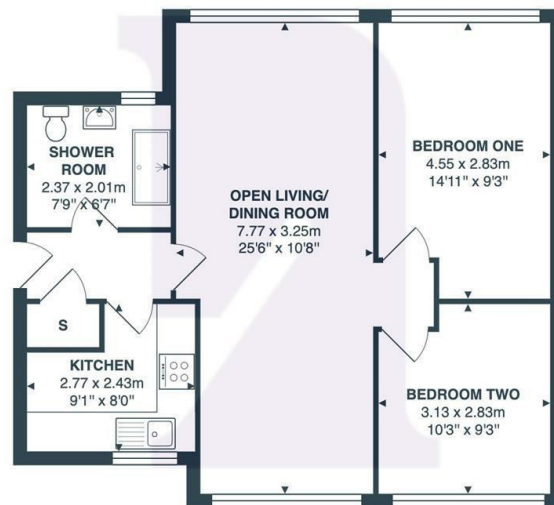
Leasehold - Maintenance £97 per month. 999 years lease from 1st January 1980.

Works are proposed for the upkeep of the building next year and all residents will have a cost to pay - this has been taken into consideration upon valuation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Sea Point, Crosshill, Barry, CF62 6TB**

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS