



18 Y CERIGOS
BARRY
VALE OF GLAMORGAN CF62
6YU

ASKING PRICE OF
£259,950



APARTMENT



2



2



2



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****NEW** NO CHAIN**** MGY are delighted to offer to the market this two-bedroom ground floor apartment in the sought after Knap area of Barry. This property boasts location with being conveniently located with short walks to The Knap Lake, Beach, Romilly Park, Jacksons Bay with access to Barry Island, and independent local cafes and restaurants. The property also benefits from views over the Knap Gardens from the Balcony and master bedroom, with convenient allocated parking. The property briefly comprises; Communal Hall, Entrance Hallway with access to all rooms, Open Plan Lounge/ Diner through to Kitchen, with two access points to the private terrace from Lounge and Diner. Master Bedroom with En-Suite and views over to the Knap, Second double bedroom and family bathroom with double shower. Utility room housing space for appliances. Gas Central Heating throughout. EPC: C.

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,038 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

Boiler.

BEDROOM TWO

12' 10" x 10' 5" (3.91m x 3.18m)

Double glazed window to the rear. Laminate flooring, Fitted wardrobe, radiator.

SHOWER ROOM

Opaque window. tiled flooring. Wash hand basin. W.C. Double shower. Radiator.

OUTSIDE

Allocated Parking.

LEASE DETAILS

SERVICE CHARGES £2500 PER ANNUM. GROUND RENT £134 PER ANNUM. 975 YEARS REMAINING ON LEASE.

COMMUNAL ENTRANCE

Doors to ground floor apartments and stairs to first floor apartments.

ENTRANCE HALL

Enter via Hard Wood front door. Doors to all rooms, radiator, tiled flooring,

LOUNGE/ DINER

23' 4" x 23' 1" (7.11m x 7.04m)

Open plan lounge/ dining area through to Kitchen. Access to Balcony via French doors to side of the lounge and rear of Dining Area. Two radiators. Laminate flooring.

KITCHEN

12' 8" x 9' 5" (3.86m x 2.87m)

Four ring electric hob, integrated extractor fan, microwave, dishwasher, double oven, fridge freezer. Range of base of wall units with rolled edge laminated work surfaces.

BEDROOM ONE

16' 1" x 9' 4" (4.9m x 2.84m)

Double glazed windows with views over the front of the lake. Laminate flooring. Two radiators. Double fitted wardrobes. Door to En-suite.

ENSUITE

Tiled flooring, Chrome heated towel rail. Wash hand basin, W.C, glazed shower cubicle.

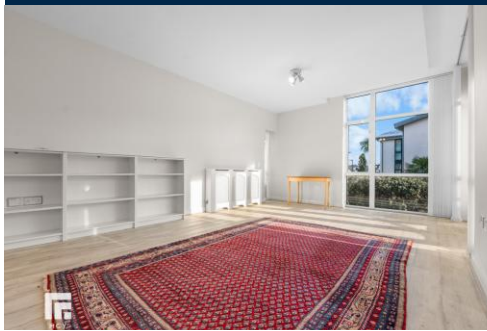
UTILITY ROOM

Space for appliances. Wall mounted Gas Central Heating



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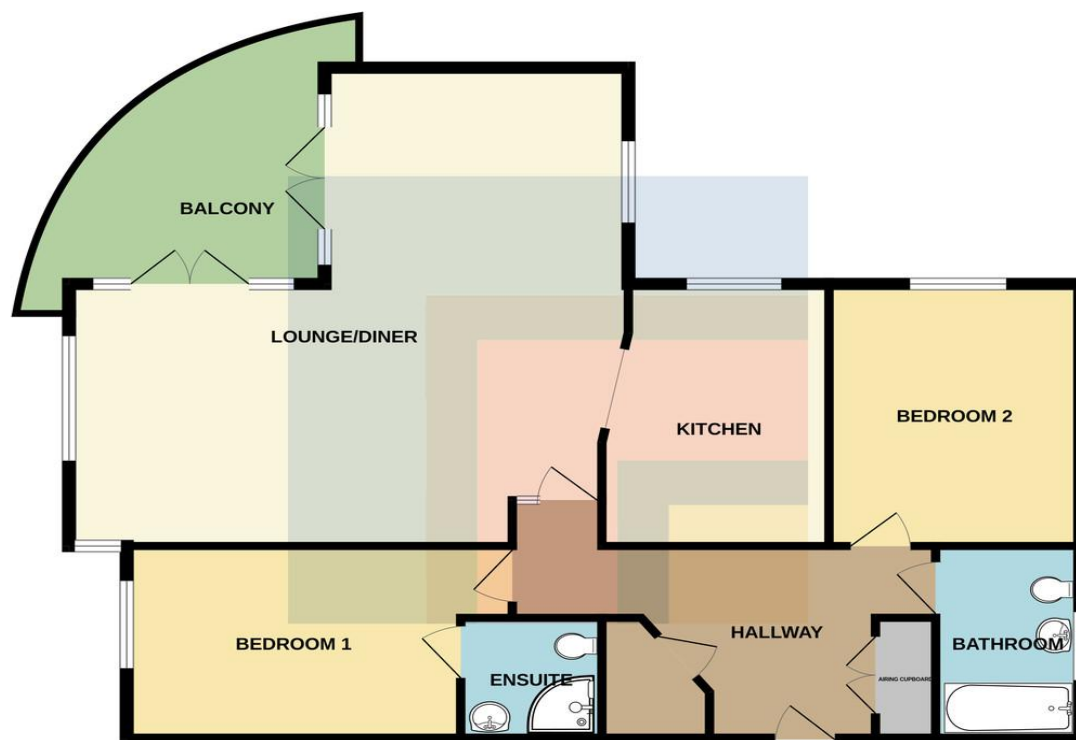


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GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BARRY 01446 744750

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