


property details **approval form**

Sea Breezes, 8 Maes-Y-Coed, Barry, South Glamorgan, Wales, CF62 6SZ

Date: 24 April 2025

Property Ref and Version: BRY107335 - 0005



selling your home with us!

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>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£500,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 06 Jul 1968.

>> **key features**

- > Located at The Knap
- > No Chain
- > Two Reception Rooms
- > Four bedrooms
- > Close to Excellent Primary and Secondary schools.
- > Generous drive and garage
- > Perfect family home
- > EPC Rating: Awaited

>> **short description**

The property is within a short stroll of the Knap Gardens and lake, pebble beach, coffee shops and cafés. With easy access to the main road networks within comfortable commuting distance including the capital city of Cardiff, Swansea, Bridgend, CALL NOW TO VIEW ON 01446 747878.

>> **long description**

This is a unique opportunity to own a wonderful house with exciting potential which has been in the same family for over 50 years. a fantastic plot backing on to Marine Drive common to the rear and enjoying wide ranging coastal views to the front. The property retains many original features and is prime to be renovated, as many other local dwellings have been in recent years.

The accommodation is spread over two floors and is set in a light and airy atmosphere, comprising, two reception rooms, galley kitchen, utility room, shower room and integral garage. Upstairs the accommodation continues with a large main bedroom that is currently used as an office /study /music room with a separate sunroom and three further bedrooms and family bathrooms The gardens offers a wide range of mature shrubs, trees and raised flower beds, greenhouse and shed, laid to lawn and patio for dining in the summer months. A path to the side and front of the property.

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This family home is located at The Knap in Barry, which has a rich history dating back to Roman times, including a Roman guesthouse and port. Later, it became a popular seaside resort, home to a large open-air swimming pool (lido) that closed in 1996 and was filled in to create peaceful open space gardens, a boating lake in the shape of a Welsh harp and access to The Old Harbour, The Knap pebble beach, and a promenade with gardens and close to Romily Park.

>> **directions**

>> **Agent Note**

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>> room description

Entrance

PVC French doors with picture windows to front aspect, tiled floor,

Entrance Hall

Inner door, PVC obscure window to side aspect, stairs rising to first floor, radiator, under stairs cupboard. we are advised there is original wood block flooring present underneath the carpet in situ.

Living Room

15' 4" MAX x 11' 9" MAX (4.67m MAX x 3.58m MAX)

PVC double glazed window to front aspect, fire place, radiator, power points, sliding doors to dining room

Dining Room

10' 2" MAX x 10' 8" MAX (3.10m MAX x 3.25m MAX)

PVC double glazed window to rear aspect, radiator, power points, door to kitchen.

Kitchen

14' 4" MAX x 10' 8" MAX (4.37m MAX x 3.25m MAX)

PVC double glazed windows to rear aspect and front aspect, a range of base units with work surfaces over, stainless steel sink and drainer with taps over, free standing gas cooker, chimney breast providing space for under counter fridge, space for table, pantry cupboard door to inner lobby.

Inner Lobby

Door to garage and walk way through to utility room, shower room and front porch, PVC door and side window to front aspect, tiled floor.

Down Stairs Shower Room

Obscure glazed window to rear aspect, shower cubicle, wash hand basin and W.C, heated chrome towel rail.

Utility Room

6' 2" x 5' 6" (1.88m x 1.68m)

PVC double glazed window to rear aspect, Belfast style sink with taps over, tiled floor, power points.

Landing

Stairs from ground floor, power points, loft inspection hatch, doors to all bedrooms and bath room.

Bedroom One

17' 8" MAX x 16' 3" MAX (5.38m MAX x 4.95m MAX)

PVC double glazed widows to front aspect, radiator, power points, French doors leading into sun room.

Sun Room

PVC double glazed windows to side and rear,

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Bedroom Two

15' 4" MAX x 10' 9" MAX (4.67m MAX x 3.28m MAX)

PVC double glazed window to front aspect, radiator, power points, built in cupboard.

Bedroom Three

10' 8" MAX x 10' 9" MAX (3.25m MAX x 3.28m MAX)

PVC double glazed window to rear aspect, power points, carpet.

Bedroom Four

8' 5" x 7' 6" (2.57m x 2.29m)

PVC double glazed window to front aspect power points.

Bathroom

Obscure double glazed window to rear aspect, three piece suite comprising of bath, wash hand basin, W.C. cupboard housing water tank.

Front Garden

Drive way to the side, enclosed via low level wall, laid to lawn a variety of mature shrubs, plants and trees pathway to the front of the house, access around to the side of the property for the rear garden.

Rear Garden

Enclosed rear garden, manly laid to lawn, green house and shed, laid to patio for al fresco dining. Built up flower beds.

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>> **property images**



Your Allen & Harris office: 21 High Street, BARRY, South Glamorgan, CF62 7EA
T 01446 747878 **E** barry@allenandharris.co.uk

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>> **property images**



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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature		Date
Sophie Burrows	S J BURROWS	24/04/2025
Mr W.A. Burgess		