







## 13 Sealawns Crosshill

Barry, Barry

Stunning two bedroom apartment with panoramic sea views. Spacious double bedrooms, light-filled lounge/diner, separate kitchen. Garage and allocated parking for convenience & security.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- BEAUTIFUL FAR REACHING SEA VIEWS AND VIEWS OF THE KNAP LAKE AND GARDENS
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE/DINER AND SEPARATE KITCHEN
- SHARE OF FREEHOLD
- EPC E50
- GARAGE PLUS OFF-ROAD PARKING







### Hallway

Entrance via a wooden front door with glazed panels with an opaque glazed panel to the side. The hallway is carpeted with smooth walls and a textured ceiling. Doors leading to a cupboard housing the consumer unit, a WC, shower room, bedroom one, an airing cupboard housing the hot water tank, the kitchen and lounge.

### Kitchen

11' 4" x 8' 9" (3.45m x 2.67m)

Vinyl tile effect flooring, smooth walls and a smooth ceiling. A large window with sea views. Matching eye and base level units with complementing black worktops. A stainless steel sink inset with a stainless steel mixer tap ovetop and a tiled splashback. Space for a freestanding oven and fridge/freezer. Space and plumbing for a washing machine.

### Lounge

16' 1" x 15' 8" (4.90m x 4.78m)

Carpeted with three smooth walls and a feature wood panelled wall plus a textured coved ceiling. A feature fully working fireplace. A floor to ceiling window with beautiful far reaching views of the sea. A door leading to bedroom two. Ample space for a dining table and chairs.







### **Bedroom One**

12' 7" x 8' 8" (3.84m x 2.64m)

Carpeted with smooth walls and a textured ceiling. A wall mounted electric heater. A large window with far reaching views of the Knap lake and gardens to the left and Barry Island to the right. Measurements exclude the depth of the fitted wardrobes.

### **Bedroom Two**

10' 9" x 8' 10" (3.28m x 2.69m)

Carpeted with smooth walls and a textured ceiling. An electric heater. A large window with views of the Knap lake and gardens to the left and Barry Island to the right.

### **Shower Room**

5' 5" x 5' 5" (1.65m x 1.65m)

Vinyl flooring, fully tiled walls and a textured ceiling. An opaque window. A walk in shower unit with a glass shower screen and an electric shower. A vanity wash basin with a stainless steel mixer tap overtop.

### **WC**

4' 9" x 2' 4" (1.45m x 0.71m)

Vinyl flooring, smooth walls and a textured ceiling. A small opaque window and a white WC.

### **Ground Rent and Service Charges**

This property has a share of the Freehold between the fifteen apartments in the block with Knap Side Management, therefore there is no ground rent payable. A service charge of £1280 is payable annually to WPP Maintenance. This could be paid monthly if preferred.







## **GARAGE**

Single Garage

A garage with parking for one small vehicle.

## **OFF STREET**

1 Parking Space

Not allocated, first come first served.

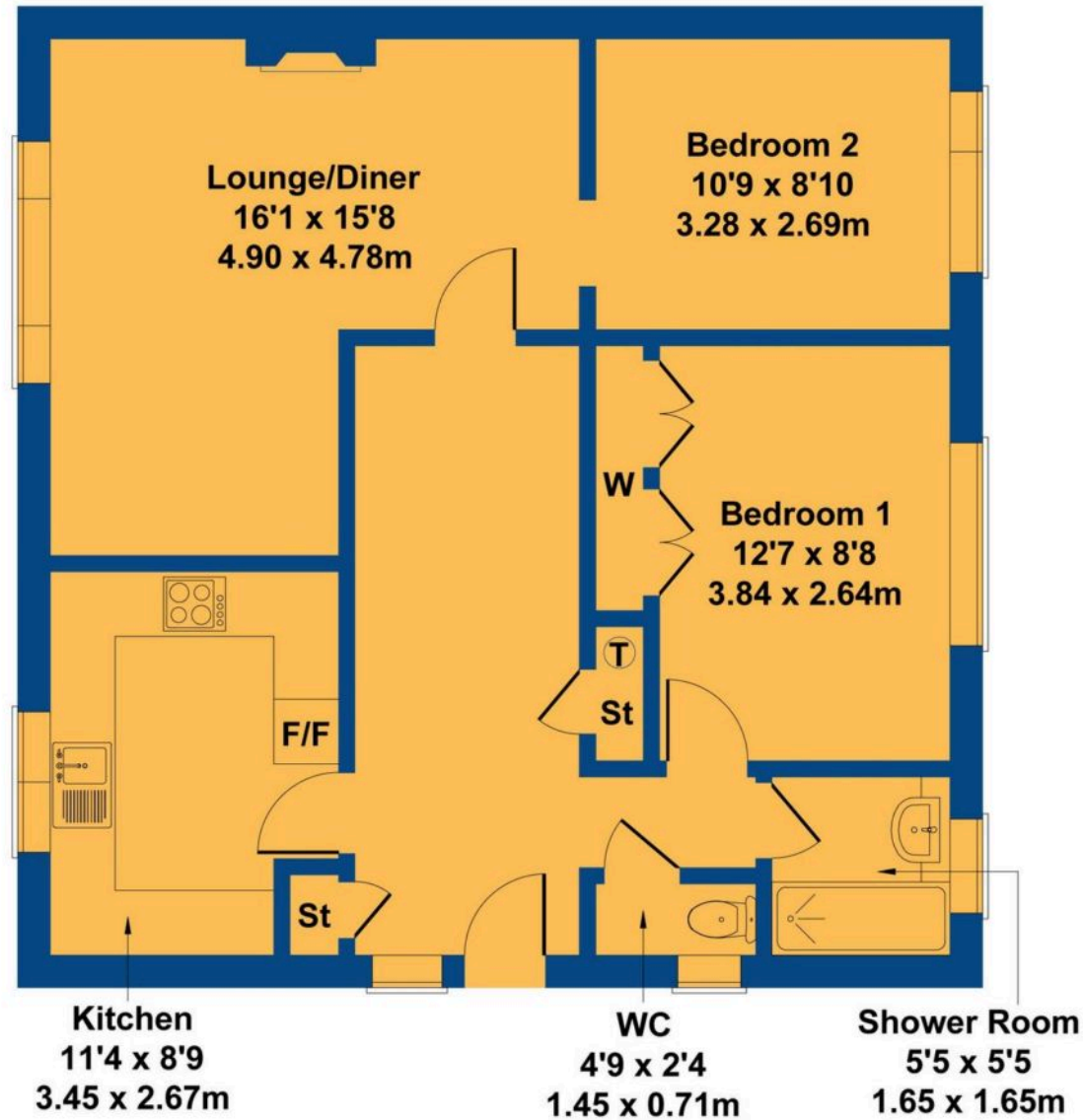






# 13 Sealawns

Approximate Gross Internal Area  
764 sq ft - 71 sq m



Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**





## Chris Davies Estate Agents

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