



34, Sea Point
Barry, CF62 6TB

Watts
& Morgan

34 Sea Point

Crosshill, Barry CF62 6TB

£183,000 Leasehold - Share of Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

An immaculately presented, top floor two bedroom apartment situated in the highly desirable Sea Point development. Located in the vibrant Knap area of Barry and enjoying idyllic, elevated sea views that are sure to astonish.

The apartment has been fully refurbished to a very high standard by its current owners, leaving more time to enjoy the local coffee shops, restaurants and ice cream parlours as well as beautiful gardens, lake and coastal walks. No matter what your preference, this sought after location offers a variety of lifestyles to suit.

Further local amenities, transport links and Barry Island Pleasure Beach are just a short walk away with Cardiff City Centre and the M4 Motorway also within easy access.

Accommodation briefly comprises; entrance hall, open plan kitchen/dining/living room, two double bedrooms, a walk-in wardrobe and a family bathroom. Externally the property benefits from wrap around communal gardens, a brick-built storage shed and extensive unallocated resident and visitor parking. EPC rating 'F'.

Directions

Cardiff City Centre – 9.8 miles

M4 Motorway – 10.4 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Accommodation

A secure communal entrance accessed via a key with stairs to all floors. Apartment 34 is located on the 2nd (top) floor. Entered via a solid wooden door into a welcoming hallway enjoying oak effect luxury vinyl tile (LVT) flooring, recessed ceiling spotlights, a wall mounted intercom entry system, a recessed storage cupboard housing the wall mounted 'Elnur Gabarron' electric combi boiler and a second recessed storage cupboard providing space and plumbing for freestanding white goods.

The open plan kitchen/dining/living room is the focal point of the home and enjoys continuation of oak effect LVT flooring, two ceiling light points, a feature floor to ceiling uPVC double glazed window to the front elevation enjoying elevated sea views and a second floor to ceiling uPVC double glazed window to the rear elevation.

The kitchen has been fitted with a range of high gloss wall and base units with marble effect laminate work surfaces. Integral appliances to remain include; a 'Bosch' electric oven, a 'Bosch' combi microwave and a 4-ring electric hob with a 'Cook & Lewis' extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from continuation of oak effect LVT flooring, a composite sink with a mixer tap over, recessed ceiling spotlights and a uPVC double glazed window to the rear elevation.

Bedroom one is a spacious double bedroom enjoying continuation of oak effect LVT flooring and a feature floor to ceiling uPVC double glazed window providing yet more elevated sea views.

Bedroom two is another double bedroom benefitting from continuation of oak effect LVT flooring and a uPVC double glazed window to the rear elevation enjoying elevated roof top views over Barry.

Located between both bedrooms is a large walk-in wardrobe enjoying continuation of oak effect LVT flooring, recessed ceiling spotlights and a range of fitted storage shelving and rails.

The family bathroom has been fitted with a 3-piece white suite comprising; a 'P'-shaped panelled bath with a thermostatic rainfall shower over and two hand-held shower attachments, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from continuation of oak effect LVT flooring, tiled walls, a wall mounted chrome towel radiator, recessed ceiling spotlights and a uPVC double glazed window to the front elevation.

Gardens & Grounds

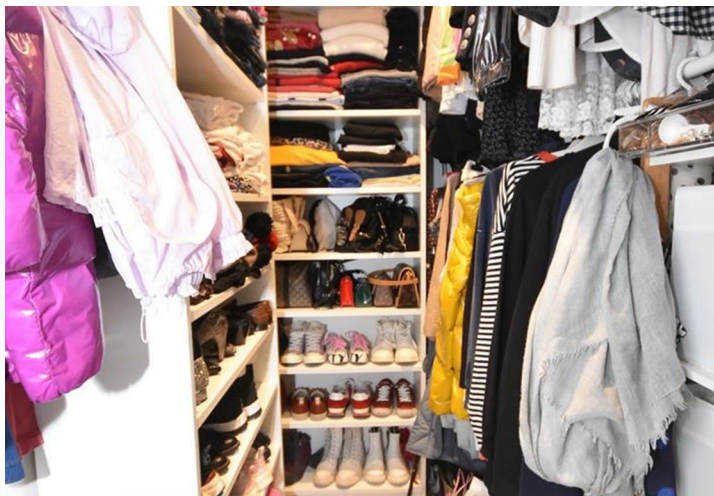
34 Sea Point benefits from wrap around communal gardens, a brick built storage shed and extensive unallocated resident and visitor parking.

Additional Information

Electric and water mains services connected.

Leasehold – share of the freehold. 999 years from 1980 (approx. 955 years remaining).

We have been reliably informed that the service charge is £1350pa to include buildings insurance and ground rent. Council tax band 'C'.



Top Floor

Approx. 62.7 sq. metres (674.5 sq. feet)



Total area: approx. 62.7 sq. metres (674.5 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	28	51
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

**Watts
& Morgan**