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1 Sea Lawns Crosshill, Barry CF62 6TD £215,000 Share of Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING E

****PANORAMIC VIEWS**** A well presented maisonette apartment ideally placed in the sought after Knap area of Barry. Panoramic sea views are seen throughout the property. Close to all local transport links and amenities. Short walks to numerous beaches and public parks.

Briefly comprising, entrance hallway with stairs rising to a spacious living room with views towards The Knap lake, gardens and the Bristol Channel.

Two bedrooms, fitted kitchen, shower room and separate w.c. The property benefits from UPVC double glazing throughout, electric underfloor heating, larger than average garage in a block with electric door and parking to the rear.

Leasehold property with approx. 800 yrs remaining on the lease and low service charges of approximately £100 p.m. including building insurance.

Viewing highly recommended to appreciate.



FRONT

Lawn area with paved pathway leading to a UPVC double glazed front door opening to entrance hallway. Access to garage via electric door. Off road parking to the rear.

GARAGE

Larger than average size with power and lighting throughout.

ENTRANCE HALLWAY

Textured ceiling with plastered walls. Fitted carpet flooring. UPVC double glazed window. Storage cupboard. Opaque wooden glass door opening to living/dining room.

LIVING/DINING ROOM

21'9 x 15'7 (6.63m x 4.75m)

Textured ceiling and plastered walls with timber panelling. Fitted carpet flooring. UPVC double glazed corner window with panoramic views across The Knap lake, gardens and sea views across the Bristol channel. Doors to bedroom two, kitchen and rear lobby. Electric storage heating and electric fireplace in situ.

KITCHEN

13'5 x 8'2 (4.09m x 2.49m)

Textured ceiling, plastered walls and ceramic splashback tiles. Fitted carpet flooring. UPVC double glazed window. Kitchen comprises of wall units, base units and laminate work surfaces. Stainless steel sink with mixer tap. Space for gas cooker, extractor fan over. Plumbing for washing machine. Space for fridge freezer.

REAR LOBBY

Textured ceiling, plastered walls with electric storage heater. Storage cupboard with shelving. Wooden door to w.c, shower room and bedroom one.

BEDROOM ONE

11'1 x 11'0 (3.35m x 3.35m)

Textured ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the rear aspect with partial sea views across the Bristol channel. Fitted wardrobes.

SHOWER ROOM

7'11 x 6'1 (2.41m x 1.85m)

Textured ceiling, plastered walls with ceramic tiles surrounding. Vinyl flooring. UPVC opaque glass window. Shower cubicle with glass shower screen. Electric shower over. Vanity wash hand basin with mixer tap and storage under. Shaver points. Close coupled toilet. Electric extractor fan.

W.C.

4'10 x 2'7 (1.47m x 0.79m)

Plastered ceiling and walls, UPVC opaque glass window. Close coupled toilet.

BEDROOM TWO

11'10 x 9'8 (3.61m x 2.95m)

Textured ceiling, plastered walls, fitted carpet flooring. UPVC double glazed window to the rear aspect with partial sea views across the Bristol channel.

COUNCIL TAX

Council tax band B.

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER

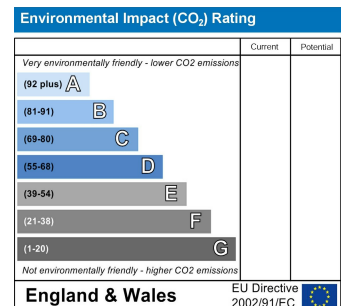
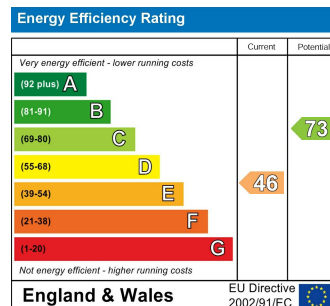
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE

We have been advised that the property is Leasehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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