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15 Y Cerigos, The Knap, Barry CF62 6YU £495,000 Leasehold

3 BEDS | 3 BATH | 1 RECEPT | EPC RATING B

This stunning first floor 3 bedroom penthouse apartment benefits from breath-taking panoramic views across the Knap, Bristol Channel and the Somerset coastline. Fully renovated by the current owners to a very high standard throughout. This immaculately presented apartment is situated in the highly desirable location on the Knap Gardens and Pebble Beach.

The apartment enjoys easy access to beautiful lakeside and coastal walks, and is situated a stone's throw from the lakeside shop, restaurant and cafes.

In close proximity to Romilly Park, Romilly Primary school, High Street shops and Barry train station providing links to Cardiff and Bridgend.

Accommodation briefly comprising: A generously sized entrance hallway. Larger than average open plan kitchen/living/dining room with vaulted ceilings and uninterrupted sea views. Access to a large enclosed balcony via two set of double French doors. Newly fitted Wren kitchen, having integrated appliances. Three double bedrooms, two of which benefit from en-suite shower rooms, and a separate family bathroom. There is a further enclosed balcony off the master bedroom. The apartment benefits from newly fitted luxury carpets and vinyl tiled flooring (LVT) throughout.

This delightful property also benefits from UPVC double glazed windows and French doors. A gas combination boiler is located in a utility area just off the entrance hallway with space for washing machine and tumble dryer.

The property is located within a gated community with security video entry intercom system and private residents and visitors parking. This apartment benefits from two allocated spaces.

Agents Note. Leasehold property with approx. 975 yrs remaining. Service charge approx. £1,400 paid every six months, (including building Insurance, landscaping, window cleaning, maintenance of communal areas.) Ground Rent approx. £91.00 paid every six months.



FRONT

The property is positioned with uninterrupted breath-taking panoramic views across the Knap, Bristol Channel and the Somerset coastline.

Communal Entrance

Communal entrance with security intercom system. Stairs rising to the first floor, wooden framed front door opening to the properties entrance hallway.

Hallway

9'05 x 17'02 (2.87m x 5.23m)

Smoothly plastered ceiling, smoothly plastered walls. Newly fitted vinyl tiled flooring. Wall mounted radiator. Wooden framed double doors opening to a utility area with space for washing machine and tumble dryer. The utility area also houses a wall mounted combination boiler. Wooden framed doors leading to living/ dining area, bedrooms two and three and the family bathroom. Access to further storage. Power sockets.

Living / Dining Room

23'01 x 25'07 (7.04m x 7.80m)

Smoothly plastered vaulted ceiling with partial sky light windows, smoothly plastered walls. Luxury newly fitted carpet. Wall mounted radiators. UPVC double glazed windows and two sets of double French doors with recently installed vertical blinds giving access to a large enclosed balcony. Floor to ceiling glazed windows benefiting from uninterrupted panoramic views over the Bristol Channel and the Knap. Opening to kitchen. Wooden framed door leading to bedroom one. Media connections and power sockets.

Balcony

Large enclosed balcony with uninterrupted panoramic views across the Bristol Channel and Knap. Newly fitted composite decked flooring. Two sets of UPVC double glazed French doors leading to the dining room and living room. The balcony benefits from power and lighting.

Kitchen

8'09 x 12'09 (2.67m x 3.89m)

Newly fitted Wren kitchen comprising of wall and base units with pelmet lighting. Wooden laminate worktops and upstands. Integrated ceramic induction hob, integrated double oven, integrated dishwasher, integrated fridge/freezer. (All within the initial warranty period). Stainless steel extractor fan. Composite sink. Power sockets. Smoothly plastered ceiling, smoothly plastered walls. Newly fitted vinyl tiled flooring.

Bedroom One

13'03 x 18'10 (4.04m x 5.74m)

Smoothly plastered ceiling, smoothly plastered walls. Newly fitted luxury carpet. Wall mounted vertical radiator. UPVC double glazed French doors leading to an enclosed balcony with newly fitted composite decking. Wooden framed doors leading to en-suite shower room and a wardrobe. Power and media sockets.

En-Suite

4'04 x 5'00 (1.32m x 1.52m)

Smoothly plastered ceiling with vent extractor. Aqua panelled walls. Vinyl flooring. Wall mounted radiator. Corner shower with a Mira thermostatically controlled shower overhead. Vanity wash hand basin. Close coupled W/C.

Bedroom Two

9'05 x 16'00 (2.87m x 4.88m)

Smoothly plastered vaulted ceiling, smoothly plastered walls. Newly fitted luxury fitted carpet. Wall mounted radiator. Large UPVC double glazed window with uninterrupted views over the coastline. Wooden framed door to en-suite shower room. Power and media sockets.

En-Suite

5'07 x 5'10 (1.70m x 1.78m)

Smoothly plastered ceiling with vent extractor. Newly fitted en-suite benefiting from ceramic embossed tiled walls and flooring. Wall mounted towel rail. Corner thermostatically controlled shower overhead. Vanity wash hand basin. Close coupled W/C. Shaving socket. Illuminated wall mounted mirror.

Bedroom Three

10'07 x 12'09 (3.23m x 3.89m)

Smoothly plastered ceiling, smoothly plastered walls. Newly fitted luxury carpet. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built in double wardrobes. Power and media sockets.

Family Bathroom

5'11 x 9'04 (1.80m x 2.84m)

Smoothly plastered ceiling with vent extractor. Newly fitted family bathroom benefitting from ceramic embossed tiled walls and flooring. Large wall mounted towel rail. Vanity wash hand basin. Vanity toilet. L Shaped bath with thermostatically controlled shower over head. UPVC double glazed window with obscured glass to the rear. Illuminated wall mounted mirror. Shaving socket.

REAR

Gated entry to residents parking area with two allocated parking bays and visitor parking, surrounded with planted established shrubbery. Entrance to communal hallway via video intercom security system.

COUNCIL TAX

Council tax band G

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

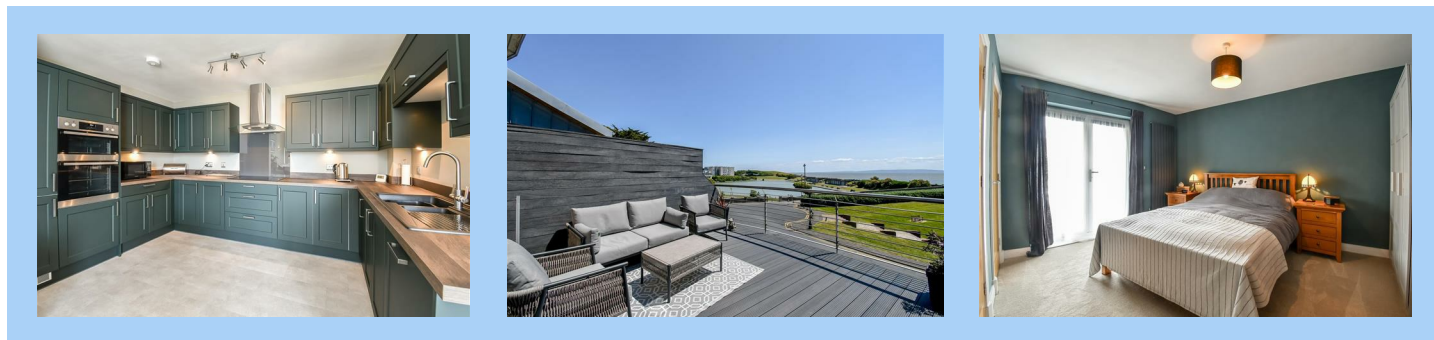
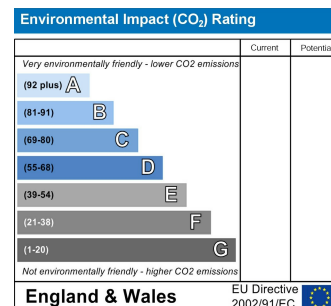
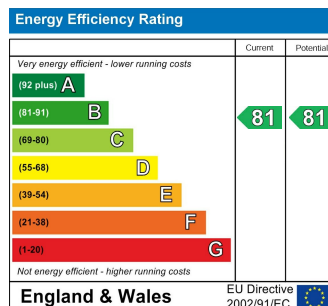
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PROCEEDS OF CRIME ACT 2002

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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