



SEA POINT

BARRY

# SEA POINT

THE KNAP, CF 62 6T B

GUIDE PRICE

£140,000 - LEASEHOLD

 1 Bed

 1 Bath

 517.00 sq ft

\*\*\*\*\*VENDOR HAS PAID THE LEVY\*\*\*\*\*

Welcome to this lovely property located in the picturesque Sea Point, Barry. This delightful flat on the ground floor boasts one reception room, one bedroom, and one bathroom, making it a perfect cozy retreat for those seeking a tranquil seaside lifestyle.

As you step into this purpose-built flat, you are greeted by unbeatable sea views that will surely take your breath away. Imagine waking up to the soothing sound of the waves and enjoying your morning coffee while overlooking the stunning sea right from your living room.

Situated in the sought-after location of The Knap, this property offers not just a home but a lifestyle. Whether you are looking for a peaceful place to unwind or a convenient spot to enjoy beach walks and water activities, this flat caters to all your needs.

**COMMUNAL ENTRANCE**  
Communal door operated via security intercom system.

**COMMUNAL HALLWAY**  
Fitted carpet.

**FLAT ENTRANCE**  
Via wooden door leading into;

**HALLWAY**  
Smoke detector. Large storage cupboard. Wood effect flooring. Doors off to all rooms.

**LIVING ROOM**  
**15'9" x 10'8"**  
UPVC double glazed sliding doors to the rear elevation with unbeatable views of the Knap beaches and giving access to the communal gardens. Ceiling rose. Fitted carpet. Door into bedroom.

**KITCHEN**  
**13'0" x 8'0"**  
UPVC double glazed window to the side elevation. Range of wall and base units with work surfaces over and matching breakfast bar. Stainless steel one and a half bowl sink and drainer with mixer tap over. Slot in cooker with extractor fan above. Ample space and plumbing for under counter white goods and uprights fridge/freezer. Tiling to splash back areas. Wood effect flooring.

**BEDROOM**  
**10'6" x 7'8"**  
UPVC double glazed window to the side elevation with sea views. Built in storage. Fitted carpet.

**BATHROOM**  
**7'2" x 7'1"**  
UPVC double glazed obscure window to the side elevation. Spotlights to ceiling. Vanity unit housing the low level W/C and wash hand basin with mixer tap over. Shower cubicle with wall mounted waterfall and handheld shower over. Storage cupboard housing the newly fitted water tank. Tiling to all walls. Heated towel rail. Tiling to floor.

**GARDENS**  
Doors from flat open directly onto the communal gardens.

**TENURE**  
We have been advised by our client that the property is Leasehold - Maintenance £97 per month. 999 years lease from 1st January 1980. This is to be confirmed by your legal Advisor.  
Works are proposed for the upkeep of the building next year and all residents will have a cost to pay - this has been taken into consideration upon valuation.


**COUNCIL TAX**  
Band B

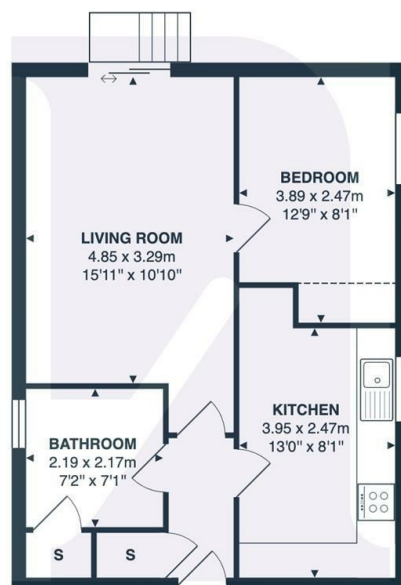
**SCHOOL CATCHMENT**  
My English medium primary catchment area is High Street Primary School

My English medium secondary catchment area is Whitmore High School





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



# **Sea Point, Crosshill, Barry, CF62 6TB**

All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS