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20 Y Cerigos, Barry CF62 6YU
£330,000 Leasehold

2 BEDS | 2 BATH | 1 RECEPT | EPC RATING

Situated in the sought after location of The Knap, Barry. This delightful first-floor apartment offers a perfect blend of comfort and modern living. With two spacious double bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for both individuals and small families seeking a tranquil retreat.

The apartment boasts a generous reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The fully fitted modern kitchen is designed with functionality in mind, making it a joy to prepare meals while enjoying the views across The Knap Gardens. The picturesque surroundings enhance the appeal of this residence, with local cafes and green spaces just a stone's throw away.

In addition to its attractive features, the property includes parking for one vehicle, ensuring convenience for residents. The financial aspects are also noteworthy, with a service charge of £2500 per annum and a ground rent of £134 per annum, alongside an impressive lease of 975 years remaining.

This apartment not only offers a comfortable living space but also a lifestyle enriched by the beauty of its location. Whether you are looking to invest or find your new home, this property presents an excellent opportunity in a sought-after area. Don't miss the chance to make this lovely apartment your own.







FRONT
Off-road allocated parking to the front elevation. Communal landscaped gardens with pathways leading to the rear. Access to the communal entrance door.

COMMUNAL ENTRANCE
Access via intercom entry system. Communal hallway with stairs to the first floor. Wooden door to the property hallway.

Entrance Hallway
Smoothly plastered ceiling and walls. Fitted carpet flooring; wall-mounted radiator. Large double-door storage cupboard housing wall-mounted combination boiler and plumbing for a washing machine. Doors to bedrooms, family bathroom, and main living area. Additional storage cupboard with fitted shelving.

Living Room
23'4 x 23'0 (7.11m x 7.01m)
Vaulted plastered ceilings; plastered walls. Skylight windows; fitted carpet flooring. UPVC double-glazed windows to rear and front with views across The Knap gardens and lake. UPVC double-glazed French doors to an enclosed balcony with decked patio and stainless steel balustrade. Wall-mounted radiators. Open to kitchen.

Kitchen
12'8 x 9'3 (3.86m x 2.82m)
Plastered ceiling and walls; wood-effect vinyl flooring. Eye-level wall units with fitted shelving; base units with work surfaces and complementary upstands. Integrated appliances: 50/50 fridge-freezer, Neff oven and grill, integrated microwave, integrated induction hob with extractor fan, integrated dishwasher. Stainless steel sink with drainer and mixer tap. UPVC double-glazed window overlooking the side aspect.

Master Bedroom
13'0 x 9'4 (3.96m x 2.84m)
Plastered sloping ceiling; plastered walls; fitted carpet flooring. Fitted wardrobes. UPVC double-glazed window overlooking The Knap gardens and lake. Door to ensuite.

En-Suite
6'2 x 6'0 (1.88m x 1.83m)
Plastered ceiling; plastered walls with partial ceramic tiling; wood-effect vinyl flooring. Close-coupled toilet; vanity wash-hand basin with storage and mixer tap. Enclosed shower cubicle with bi-fold screen and mains shower. Extractor fan; towel rail heater; shaver point.

Bedroom Two
12'8 x 10'2 (3.86m x 3.10m)
Plastered ceiling and walls; fitted carpet flooring. UPVC double-glazed window overlooking the car park. Wall-mounted radiator.

Family Bathroom
9'3 x 6'1 (2.82m x 1.85m)
Plastered ceiling with extractor fan; plastered walls with ceramic splashback tiles. Wood-effect vinyl flooring. Vanity unit with close-coupled toilet; ceramic sink with mixer tap and storage. Bath with mixer tap and shower attachment over. Shaver point; vertical towel rail heater.

COUNCIL TAX
Council tax band F.

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.









