





18 Y Cerigos

Barry, Barry

Impressive 2-bed ground floor flat in sought-after location. Stylish open plan living area, modern kitchen, 2 double bedrooms, shower room & en suite bathroom. Allocated parking and communal gardens. No onward chain. Parking for 2 vehicles & visitor parking available. Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- TWO DOUBLE BEDROOMS
- MODERN SPACIOUS KITCHEN
- EXECUTIVE GROUND FLOOR APARTMENT
- LARGE OPEN PLAN LIVING SPACE
- ALLOCATED PARKING; NO CHAIN
- SHOWER ROOM PLUS EN SUITE
- EPC Rating C75
- For further information on broadband and mobile coverage in the area <https://checker.ofcom.org.uk/>





ENTRANCE

Accessed via secure doors into communal area. Doors to two apartments.

Entrance Hall

Dimensions: 14' 0" x 9' 5" (4.26m x 2.87m). An impressive spacious hall with decorative floor and matching doors to lounge, two bedrooms, shower room and two large storage cupboards / utility. Radiator.

Storage Cupboard

Accessed via double opening doors. Shelving plus space and plumbing for appliances. Wall mounted Vaillant boiler firing the central heating. The second walk in cupboard has space for coats, shoes, ironing board etc.

Lounge Dining Room

Dimensions: 23' 4" x 23' 0" (7.11m x 7.01m) to its widest points. . A fantastic sized room with windows to both side and front aspect plus two sets of doors out onto the balcony. Laminate floor. Two radiators. Open to kitchen. Wall mounted intercom system.

Kitchen

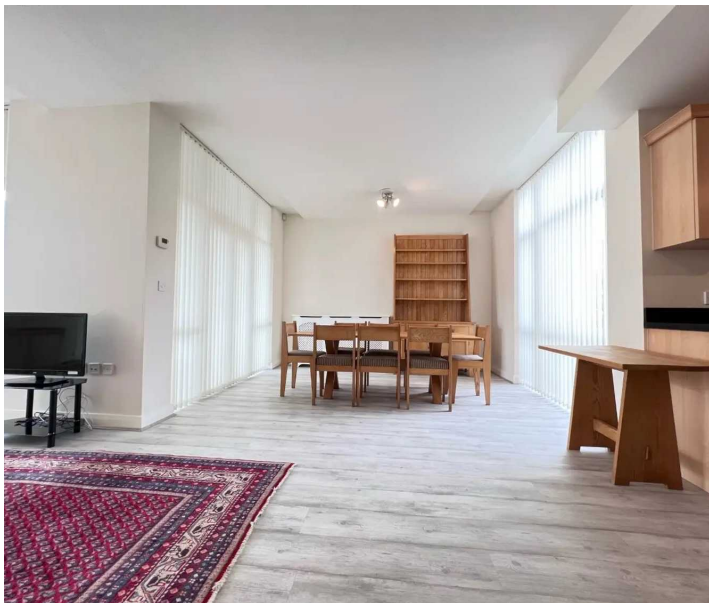
Dimensions: 10' 10" x 9' 6" (3.30m x 2.89m). A wide range of fitted eye level and base units and these are complemented by modern work surfaces with one and a half bowl inset sink unit. Inset electric hob with microwave under plus waist level double oven. Further integrated appliances include tall fridge freezer and dishwasher. Side aspect window. Vinyl floor. Convectector heater.

Bedroom One

Dimensions: 12' 7" x 9' 5" (3.83m x 2.87m) excluding deep door recess. Double bedroom with laminate floor and radiator. Window to front allowing some partial lake views. A range of fitted bedroom furniture. Door to en suite.

En Suite

Dimensions: 5' 9" x 5' 11" (1.75m x 1.80m). Shower cubicle with thermostatic shower inset and fixed head, low





En Suite

Dimensions: 5' 9" x 5' 11" (1.75m x 1.80m). Shower cubicle with thermostatic shower inset and fixed head, low level WC and wash basin with vanity unit. partial tiled walls and extractor. Ladder style heated towel rail.

Bedroom Two

Dimensions: 10' 10" x 10' 6" (3.30m x 3.20m). Double bedroom with laminate floor and radiator. Rear aspect window. A range of fitted bedroom furniture.

Shower Room

Dimensions: 9' 4" x 6' 0" (2.84m x 1.83m). A modern shower room in white comprising walk in shower cubicle with thermostatic shower, low level WC with concealed cistern plus wash basin, both set into a vanity unit. Partial tiled walls. Opaque window. Modern heated towel rail. Tiled effect vinyl floor.





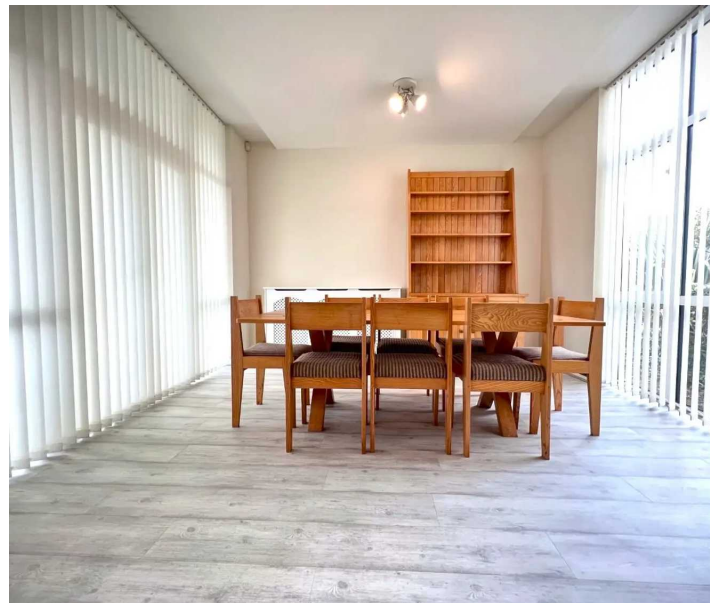
GARDEN

Well maintained communal garden areas.

SECURE GATED

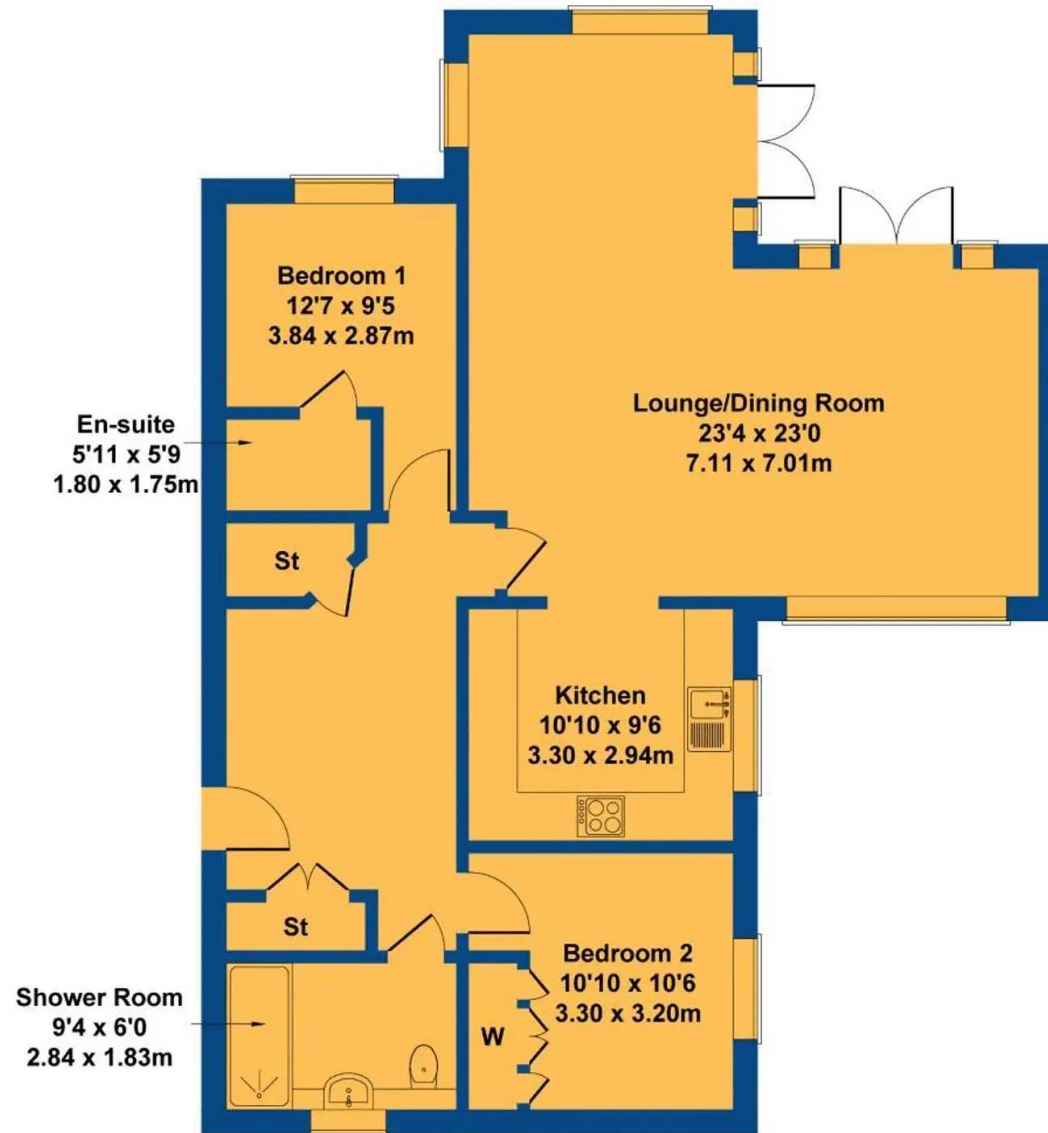
2 Parking Spaces

Allocated parking (2 spaces) plus visitor parking.
Secure gates.



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Approximate Gross Internal Area
1012 sq ft - 94 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



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