





13 Sealawns Crosshill

Barry, Barry

Stunning two bedroom apartment with panoramic sea views. Spacious double bedrooms, light-filled lounge/diner, separate kitchen. Garage and allocated parking for convenience & security.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- BEAUTIFUL FAR REACHING SEA VIEWS AND VIEWS OF THE KNAP LAKE AND GARDENS
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE/DINER AND SEPARATE KITCHEN
- SHARE OF FREEHOLD
- EPC E50
- GARAGE PLUS OFF-ROAD PARKING





Hallway

Entrance via a wooden front door with glazed panels with an opaque glazed panel to the side. The hallway is carpeted with smooth walls and a textured ceiling. Doors leading to a cupboard housing the consumer unit, a WC, shower room, bedroom one, an airing cupboard housing the hot water tank, the kitchen and lounge.

Kitchen

11' 4" x 8' 9" (3.45m x 2.67m)

Vinyl tile effect flooring, smooth walls and a smooth ceiling. A large window with sea views. Matching eye and base level units with complementing black worktops. A stainless steel sink inset with a stainless steel mixer tap ovetop and a tiled splashback. Space for a freestanding oven and fridge/freezer. Space and plumbing for a washing machine.

Lounge

16' 1" x 15' 8" (4.90m x 4.78m)

Carpeted with three smooth walls and a feature wood panelled wall plus a textured covered ceiling. A feature fully working fireplace. A floor to ceiling window with beautiful far reaching views of the sea. A door leading to bedroom two. Ample space for a dining table and chairs.





Bedroom One

12' 7" x 8' 8" (3.84m x 2.64m)

Carpeted with smooth walls and a textured ceiling. A wall mounted electric heater. A large window with far reaching views of the Knap lake and gardens to the left and Barry Island to the right. Measurements exclude the depth of the fitted wardrobes.

Bedroom Two

10' 9" x 8' 10" (3.28m x 2.69m)

Carpeted with smooth walls and a textured ceiling. An electric heater. A large window with views of the Knap lake and gardens to the left and Barry Island to the right.

Shower Room

5' 5" x 5' 5" (1.65m x 1.65m)

Vinyl flooring, fully tiled walls and a textured ceiling. An opaque window. A walk in shower unit with a glass shower screen and an electric shower. A vanity wash basin with a stainless steel mixer tap overtop.

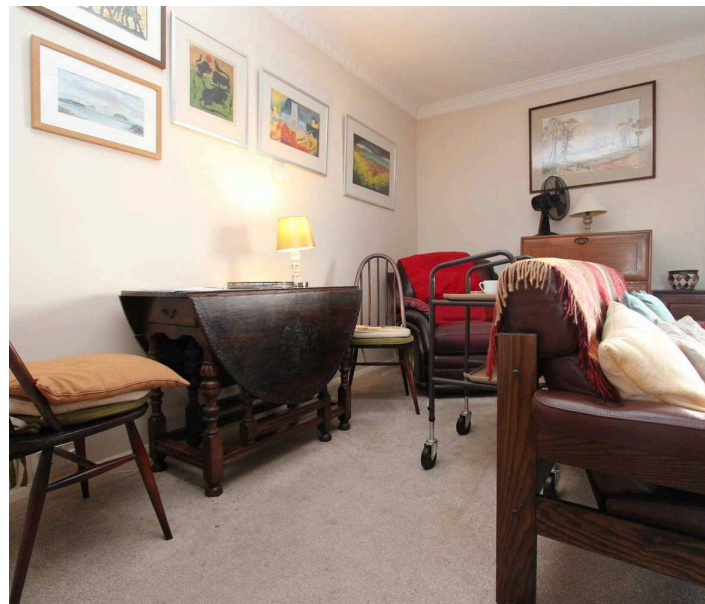
WC

4' 9" x 2' 4" (1.45m x 0.71m)

Vinyl flooring, smooth walls and a textured ceiling. A small opaque window and a white WC.

Ground Rent and Service Charges

This property has a share of the Freehold between the fifteen apartments in the block with Knap Side Management, therefore there is no ground rent payable. A service charge of £1280 is payable annually to WPP Maintenance. This could be paid monthly if preferred.





GARAGE

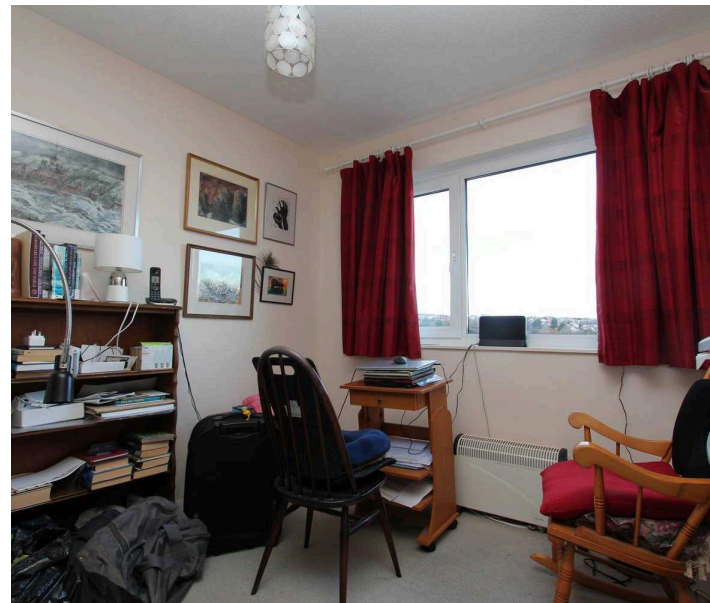
Single Garage

A garage with parking for one small vehicle.

OFF STREET

1 Parking Space

Not allocated, first come first served.







Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street - CF62 7EA

01446 700007

barry@chris-davies.co.uk

www.chris-davies.co.uk/

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