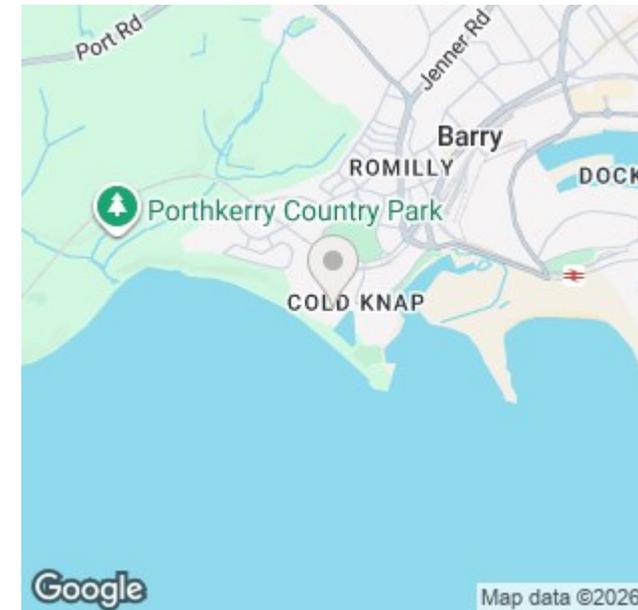


# The Overview

Property Name:  
**Y Cerigos, Barry**

Price:  
**£475,000**

Qualifier:  
**Asking Price**



## The Bullet Points

- Modern three-bedroom apartment
- Two balconies with lake & sea views
- Fitted storage & wardrobes throughout
- Contemporary family bathroom
- Neutral décor throughout
- Open-plan kitchen, dining & living area
- Master & second bedrooms with en-suite
- Spacious hallway with storage cupboards
- Allocated parking
- Prime coastal Knap location



# The Main Text

Located in the sought-after Knap area, 13 Y Cerigos, Barry, CF62 6YU is a well-presented three-bedroom apartment presented in great condition throughout, with modern finishes, neutral décor, and the added benefit of allocated parking.

Upon entering the property, you are welcomed into a spacious hallway that provides access to the main living areas and offers two additional storage cupboards. The apartment features a large, open-plan kitchen, dining, and living area, creating a bright, sociable space ideal for modern living.

The kitchen is fitted with light-coloured cupboards and a wooden-effect worktop, offering ample storage and preparation space. This flows seamlessly into the dining and living area, which comfortably accommodates a large dining table and sofas. From here, there is direct access to a generous balcony, providing a wonderful seating area with picturesque views over the lake and out to sea, perfect for relaxing and entertaining.

Accessed via the dining area is one of the spacious bedrooms, which benefits from fitted storage cupboards surrounding the bed. This room also enjoys access to a second private balcony, an en-suite shower room, and an additional storage cupboard.

The remaining two bedrooms are accessed from the hallway. One bedroom also features built-in storage around the bed and its own en-suite shower room. The third bedroom is fitted with wardrobes, providing further storage.

Completing the accommodation is a family bathroom fitted with a white suite, comprising a bath with a shower over, WC, and a wash hand basin.

This attractive apartment combines spacious living, excellent storage, modern presentation, beautiful views, and allocated parking, making it an ideal home in one of Barry's most desirable coastal locations.

## Additional Information

Type of home- Apartment

EPC Rating- B

Council tax band- G

Borough- Vale of Glamorgan

Tenure: Leasehold

Lease Start Date: 14 November 2003

Lease End Date: 01/12/3000

Lease Term: 999 Years from 1 December 2001

Lease Term Remaining: 975 Years

## Local Area

Situated in the highly desirable Knap area of Barry, this property enjoys a prime coastal setting renowned for its natural beauty and relaxed lifestyle. The location offers easy access to the picturesque Knap Gardens, scenic coastal walks, and the popular waterfront, with stunning views across the Bristol Channel. Residents can enjoy nearby beaches, charming cafés, restaurants, and independent shops, all of which contribute to the area's welcoming community atmosphere. With its blend of seaside charm, green open spaces, and vibrant local amenities, the Knap remains one of Barry's most sought-after and attractive places to live.

## Education

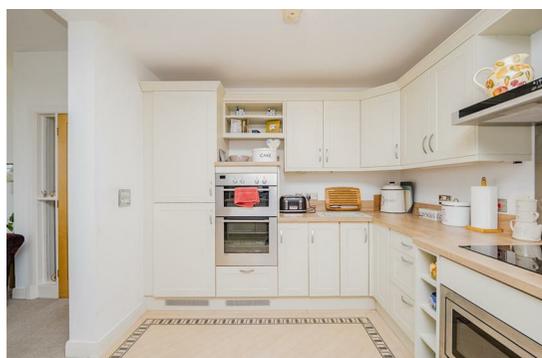
The property is well-positioned for access to a range of local educational facilities, making it an appealing choice for families and professionals alike. The surrounding area offers a selection of well-regarded primary and secondary schools, as well as further education and college options within easy reach. These provide a variety of academic and vocational pathways, supporting learners of all ages. The location also benefits from a strong focus on community and learning, contributing to its reputation as a desirable area for those seeking quality education opportunities nearby.

## Transport Links

The property benefits from excellent transport links, offering convenient connections for both local and regional travel. Regular bus services operate nearby, providing easy access to Barry town centre and surrounding areas, while the local train station offers direct routes to Cardiff and beyond. Cardiff city centre is within easy commuting distance, making this location ideal for those working in the capital. The M4 motorway is also readily accessible, providing efficient links across South Wales and towards Bristol and London, making this a well-connected and practical place to live.

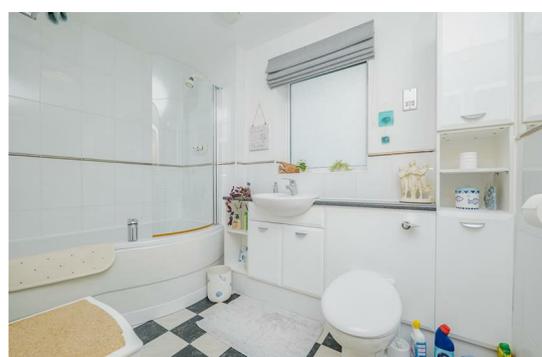
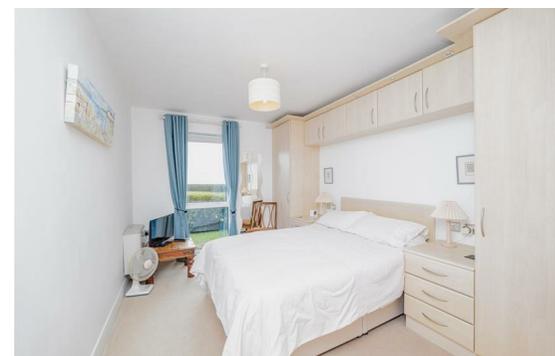
# The Photographs

We have allowed space for up to 48 photographs across the next four pages. If fewer images are required, not all spaces will be used.



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# *The Photographs*

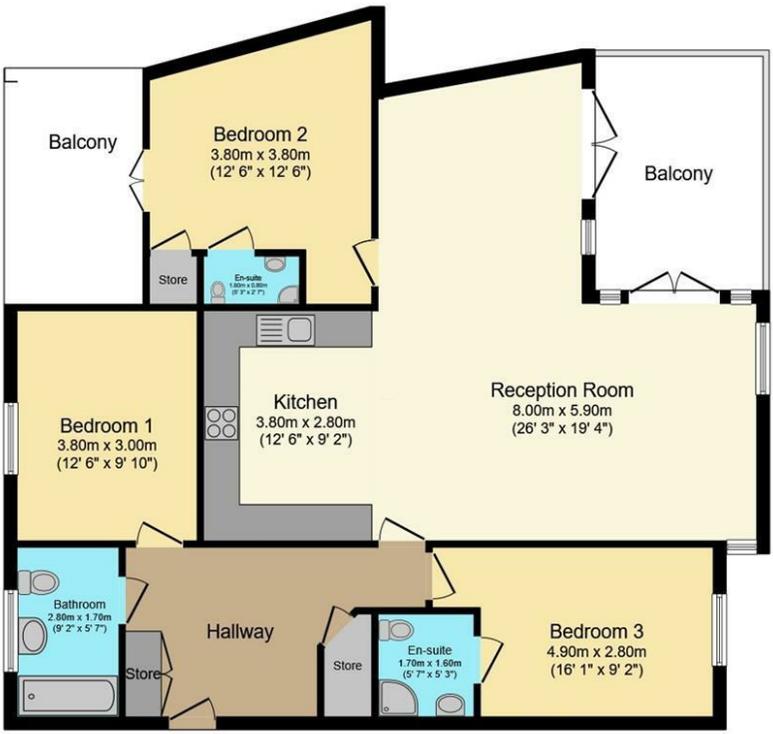
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# The Floorplan



**Floor Plan**  
 Floor area 109.9 sq.m. (1,183 sq.ft.)

Total floor area: 109.9 sq.m. (1,183 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

