

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

WINDSOR ROAD





COMMUNAL ENTRANCE

Enter into a communal lobby with oak door leading into Apartment 1, to the side the gas/electricity meters for the 3 apartments.

HALL

Porcelain tiled floor, stairs rise to the first floor.

FIRST FLOOR LANDING

Access to both bedrooms, shower room and kitchen with stairs rising to the second floor.

BEDROOM 1

4.72m x 3.43m (15'6" x 11'3")

Large double bedroom with window to front, bespoke floor to ceiling built in triple wardrobe with over head cupboards.

BEDROOM 2

4.17m x 2.90m max (13'8" x 9'6" max)

Equally large double bedroom, window to front, built in shelved cupboard.

KITCHEN

2.82m max x 2.36m (9'3" max x 7'9")

Stunningly fitted with an extensive range of contemporary wall and base units with solid Quartz worktop and inset under mounted sink with mixer tap and tiled splash backs, features include soft close doors & drawers, with integrated Samsung appliances to include fridge, freezer, dishwasher plus built in Duel Cook-Flex electric smart double oven plus built in convector microwave oven, 4 ring induction hob & cooker hood, window to rear with Quartz window sill, oak flooring, plumbed for washing machine plus space for tumble drier.

SHOWER ROOM

Stylishly appointed modern white suite comprising a glass cubicle with over head shower plus attachment, vanity wash hand basin with 2 soft close drawers and close coupled wc, heated black towel rail, window to side with solid Quartz window sill, extractor fan, tiled surround by Mandarin Stone, cupboard with gas combination boiler.

SECOND FLOOR LANDING

Velux roof window.

LOUNGE DINING ROOM

6.10m&0.61m max x 6.48m max (20'&2 max x 21'3" max)

Impressively spacious living room with windows to the front and side, built in cupboard - small radiator, TV point.

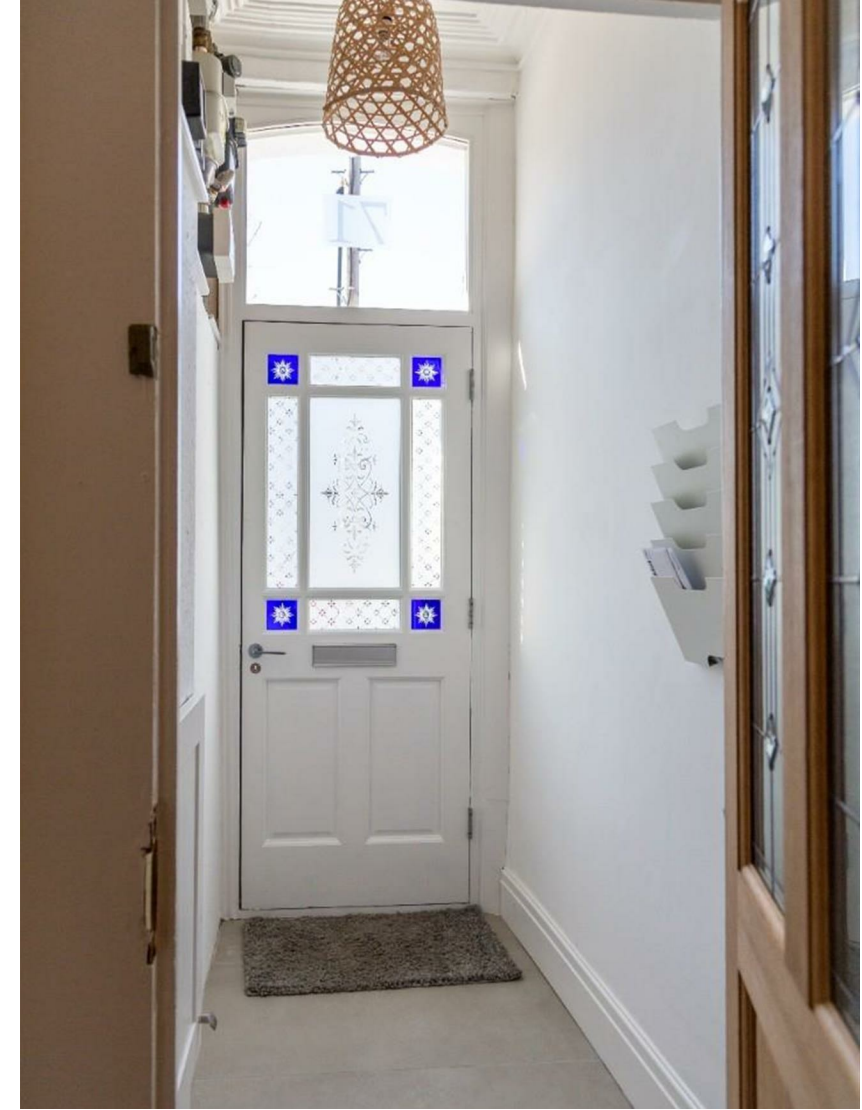
OUTSIDE

Side approach with off road parking space plus access to a communal rear lawn with established shrub borders.

INFORMATION

We believe the property has a 999 year lease from 25th March 1987 therefore with 962 years remaining. With no ground rent payable and service charge to be split 3 ways as & when works are required.



Council Band C - £1,780.48 (2024/2025)



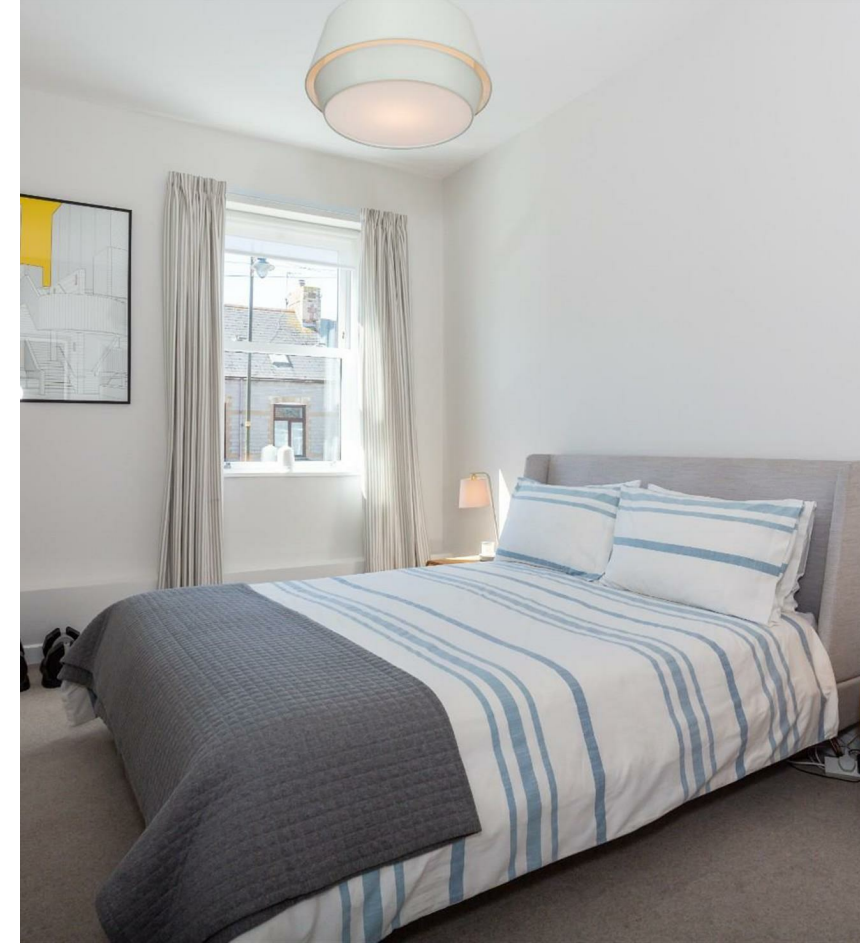


WINDSOR ROAD

, CF64 1JE - £265,000

 2 Bedroom(s)  1 Bathroom(s)  914.00 sq ft

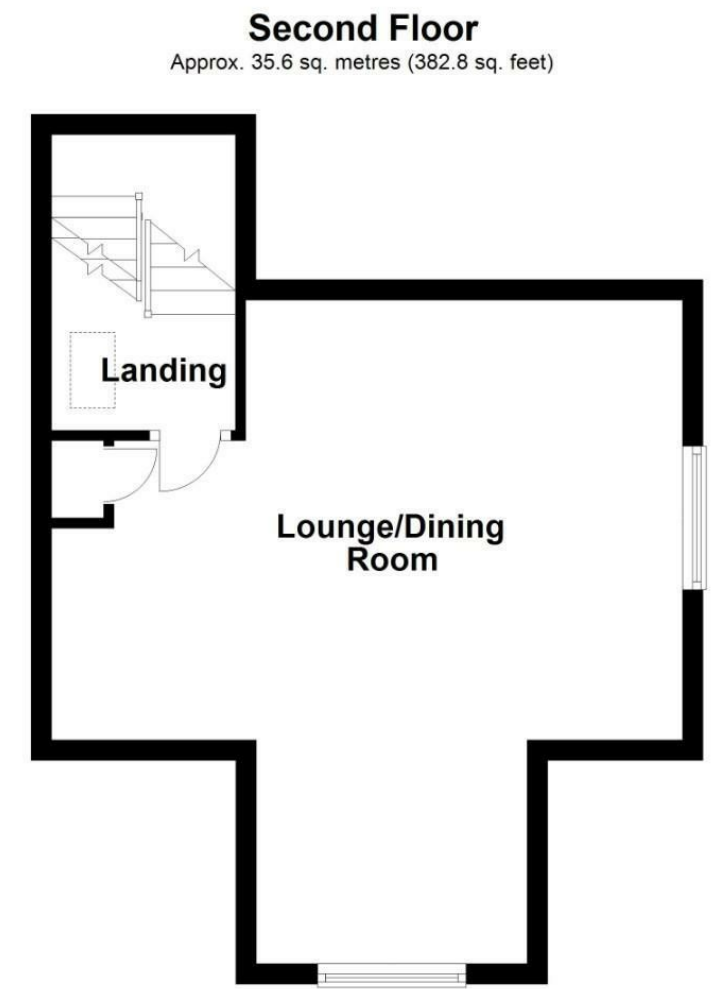
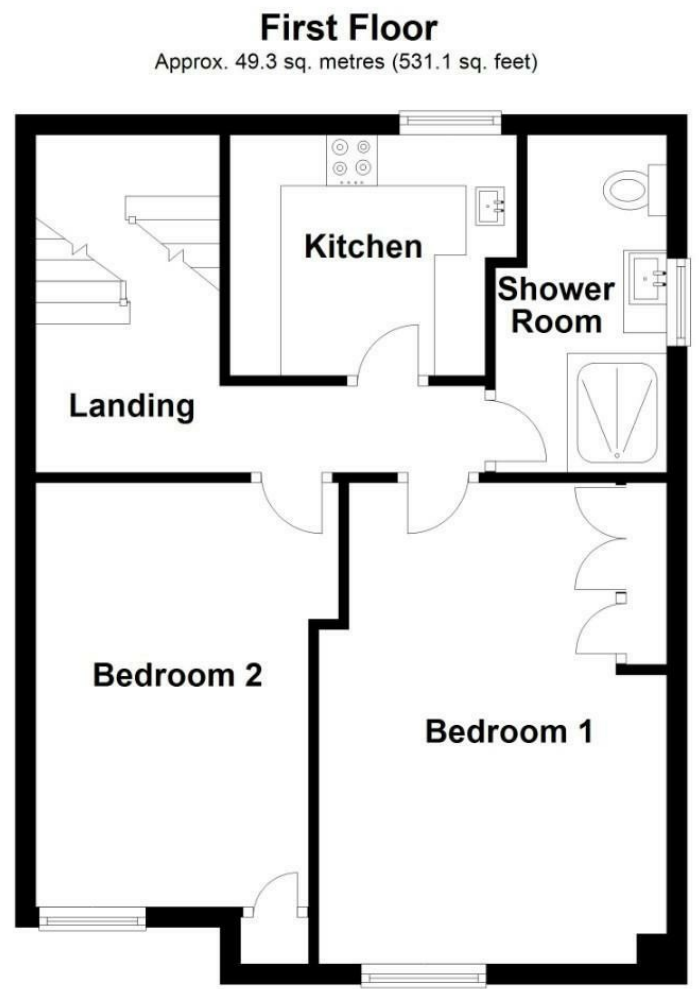
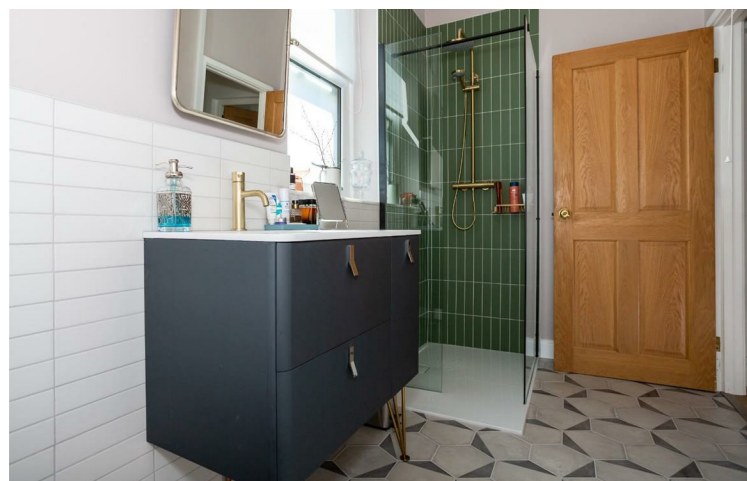
A beautifully presented two double bedroom duplex apartment in exceptional order. With a 999 year lease from 1987. Located in Penarth town centre with its superb array of local shops plus cafe's and bars plus within easy walking distance to Dingle Road & Penarth train stations. The property has recently been renovated within the past few years to a high standard including new upvc sash windows, kitchen, shower room and flooring. Painted throughout in shades by Farrow & Ball. Beautifully presented and spacious and versatile accommodation over 2 floors. Briefly comprising a communal entrance, hall, impressively large lounge with dining area, stunningly fitted kitchen - contemporary units and solid quartz worktop plus fully integrated Samsung appliances to include fridge, freezer, dishwasher plus built in duel cookflex smart double oven, induction hob & cooker hood plus built in microwave oven, over the 2 floors are 2 large double bedrooms - 1 with bespoke custom wardrobes plus a stylishly appointed contemporary shower room. Complimented with some wood flooring plus refitted carpeting, gas central heating. With off road parking plus a communal rear lawned garden. Viewing highly recommended.



PROPERTY SPECIALIST

Mr Paul Davies
paul.davies@jeffreygross.co.uk
Negotiator





Total area: approx. 84.9 sq. metres (913.9 sq. feet)



Windsor Road, Penarth

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |