

Mayflower House,

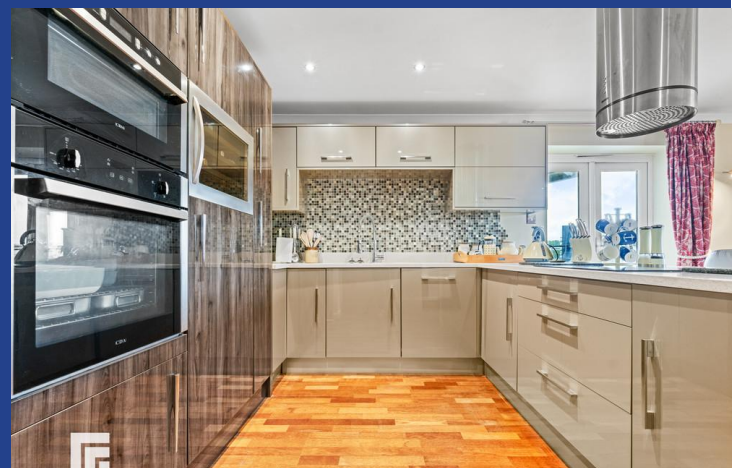
Anchor Road, Penarth, CF64 1SL



Estate Agents and
Chartered Surveyors

Asking Price Of

£350,000



Two Bedroom Apartment

2 2 2 1

Property Description

****STUNNING WATERFRONT APARTMENT* NO CHAIN****
MGY are pleased to present for sale a superb two bedroom, second floor waterfront apartment within the highly sought after Mayflower House, Penarth. Situated in a prestigious location, Cardiff Marina and within walking distance to both Cardiff and Penarth Marinas, Penarth town centre, restaurants, Tesco and Cogan train station. The beautifully presented accommodation comprises large entrance hall to lounge/diner and bespoke kitchen, two double bedrooms, master with en-suite, main bathroom and two large balconies. The modern property further benefits from fantastic riverside views over Cardiff Marina, The International White Water Rafting Centre and beyond, double glazing throughout, video entry intercom system and two allocated parking spaces. Rarely available. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 1,055 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Mayflower House is a quiet development situated overlooking Cardiff Marina, with superb views across Cardiff Yacht Club moorings towards the Bay. The Marina is ideally situated close to local shopping facilities at Penarth town centre and the seafront. The luxury apartment is within easy reach of Cogan train station and excellent road links providing access to the A4232 and M4 motorway. The exclusive property is also within easy walking distance to both Cardiff and Penarth Marinas, a variety of coffee shops and restaurants, Cardiff International Pool, Ice Arena Wales and The International White Water Rafting Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage close by and its spectacular views across Cardiff Bay and Mermaid Quay.

ENTRANCE HALL

Entered via wooden door, with security spy hole and deadlock. Large entrance hall. Wooden flooring. Wall mounted video entry intercom system. Ceiling mounted smoke alarm. Two storage cupboards, one housing hot water tank. Spotlights. Doors leading to open plan living area, bedrooms and bathroom.

LOUNGE/DINER/KITCHEN

23' 3" x 14' 11" (7.11m x 4.55m)

An impressive open plan living area.

Two sets of double glazed uPVC French doors, leading to both balconies with waterside views. Ample natural daylight and fantastic views of Cardiff Marina. Wooden flooring. Spacious living area with bespoke kitchen. Contemporary high gloss wall and base units with granite work surfaces incorporating stainless steel double sink with swan neck mixer tap and four ring electric hob with stainless steel extractor hood over. Ample storage. Built in double oven and wine cooler. Integrated fridge freezer, dishwasher and washer/dryer. Wall mounted electric fireplace and electric panel heater. Coving to ceiling. Spotlights.

MASTER BEDROOM

10' 9" x 10' 9" (3.28m x 3.30m)

Double glazed uPVC French doors leading to larger balcony with fantastic waterside views of Cardiff Marina. Spacious double bedroom. Wooden flooring. Built in double wardrobe and additional built in single wardrobe. TV Aerial point. Telephone point. Wall mounted electric panel heater. Coving to ceiling. Door leading to:-

EN-SUITE

Luxury modernised en-suite. Stylish three piece suite comprising double shower cubicle, vanity enclosed wash hand basin and W.C. Tiled flooring. Part tiled walls. Shaver point. Heated towel rail. Extractor fan.

BEDROOM TWO

14' 11" x 9' 8" (4.55m x 2.97m)

Large double glazed uPVC windows to side aspect with great waterside views of Cardiff Marina. Double bedroom. Carpeted flooring. TV Aerial point. Telephone point. Wall mounted electric panel heater. Coving to ceiling. Spotlights.

BATHROOM

Modern bathroom. White three piece suite comprising W.C, pedestal wash hand basin and panelled bath with shower attachment over. Tiled flooring. Part tiled walls. Shaver point. Wall mounted mirror. Extractor fan.

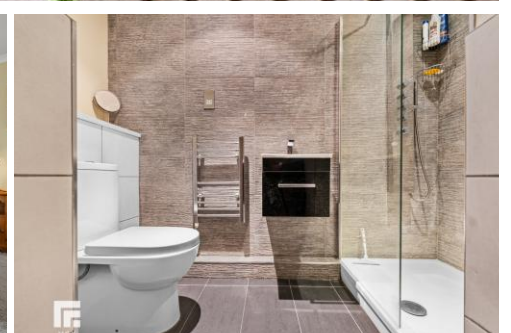
BALCONIES

Two large impressive balconies, with fantastic views of Cardiff Bay Marina and beyond. Decked with glass surround and external lighting. Space for seating.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2000. Service charges of £2,463.32 per annum, which includes water rates, building insurance, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal and two allocated parking spaces. Ground rent £159.90 per annum.

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Second Floor



This floorplan is a purely representative illustration of the layout and should not be used as an exact scale.
Plan produced using PlanUp.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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