



**THE HORIZON, TREM ELAI**  
**PENARTH**  
**VALE OF GLAMORGAN**  
**CF64 1TE**

ASKING PRICE OF  
**£225,000**



**TWO BEDROOM APARTMENT**



**2**



**2**



**2**



**1**

**\*\*GROUND FLOOR APARTMENT WITH SOUTH FACING TERRACE\*\***  
**IMMACULATELY PRESENTED\*\* EX SHOW APARTMENT\*\*** Situated within the popular Penarth Heights development, this well presented two bedroom, ground floor apartment briefly comprises communal entrance hallway with entry telecom system, open plan lounge/kitchen/diner with doors leading to south facing terrace. There are two double bedrooms with en-suite shower room to the principal bedroom, plus modern bathroom. Gas central heating, gated allocated parking. EPC Rating B.

#### LOCATION

Situated at Penarth Marina, with superb views across Penarth Yacht Club to Cardiff Bay. The Marina is ideally situated close to local shopping facilities at Penarth town centre and the seafront. The property is also within easy reach of excellent road links providing access to the A4232 and M4 motorway.

#### ENTRANCE

Entered via glass communal door telecom entry system. Access to ground floor apartment. Lift access to all floors. Door to rear bin store and gated car park.

#### HALLWAY

Entered via solid wood front door into hallway. Airing/storage cupboard housing washing machine. Radiator. Doors to lounge/kitchen/diner, two double bedrooms and bathroom. Luxury Vinyl Tile (LVT) flooring.

#### LOUNGE/KITCHEN/DINER

21' 2" x 11' 3" (6.47m x 3.45m)  
A beautifully presented open-plan living area with corner double glazed window and South facing sliding patio doors to front terrace. Double glazed window to side. LVT flooring. Radiator. The kitchen is fitted with modern base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor hood over. Integrated fridge/freezer. Cupboard housing gas central heating boiler. Spotlights.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 787 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BEDROOM ONE

11' 1" x 10' 1" (3.39m x 3.08m)

Double glazed window to front. Radiator. Door to en-suite.

#### EN-SUITE

6' 5" x 5' 1" (1.97m x 1.55m)

A modern suite comprising low level WC, floating wash hand basin and fitted double shower cubicle with mixer shower over. Tiled splash backs. LVT flooring. Ladder radiator. Extractor fan. Spotlights. Shaver point.

#### BEDROOM TWO

11' 2" x 8' 5" (3.41m x 2.57m)

Double glazed window. Radiator.

#### BATHROOM

6' 11" x 6' 4" (2.13m x 1.94m)

A stylish suite to include low level WC, floating wash hand basin, panelled bath with shower over and glass screen. Tiled splash backs. LVT flooring. Ladder radiator. Spotlights. Extractor fan. Shaver point.

#### OUTSIDE FRONT TERRACE

An enclosed, Southerly facing terrace to front and side with paved patio. Boundary wall. Accessed from the living room.

#### PARKING

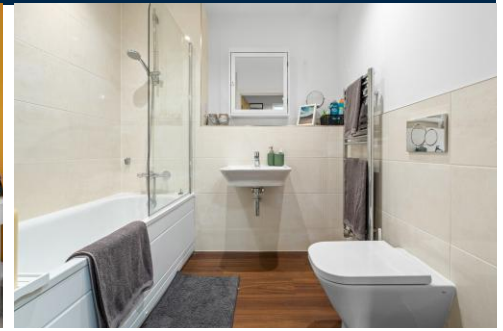
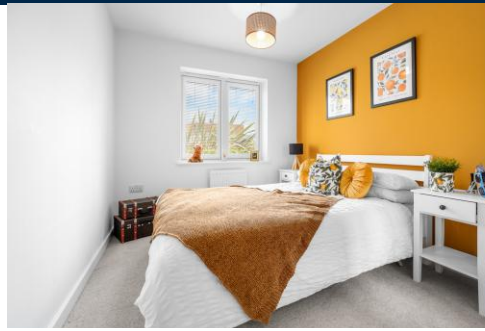
One allocated parking space to rear, accessed via electric security gates. Visitor parking.

#### TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2016. Service charges of £2,658.84 per annum, which includes building insurance, security entry intercom system, secure gated access to an allocated parking space, visitor parking, lift maintenance, maintenance of internal and external communal areas, regular cleaning, refuse disposal and external bike storage. This property is on a water meter. Ground rent TBC.

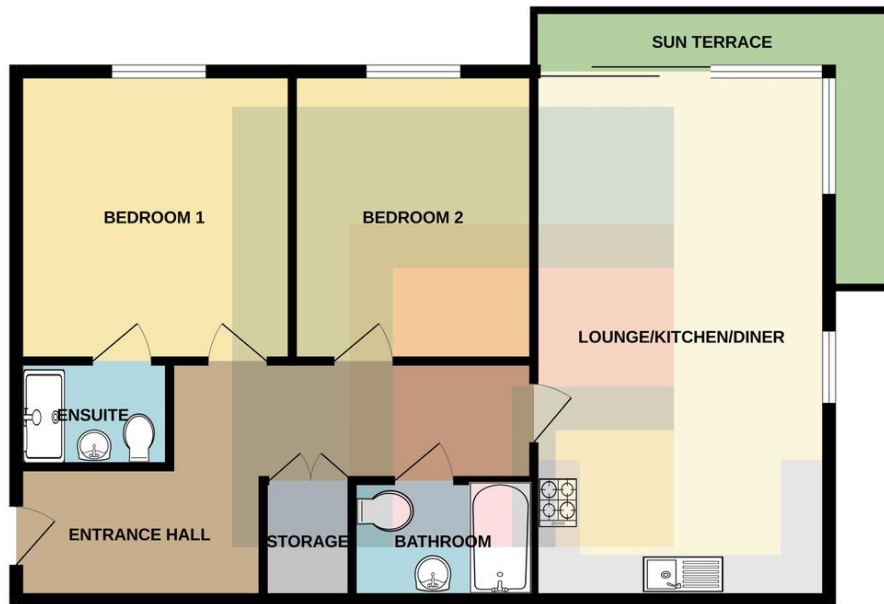


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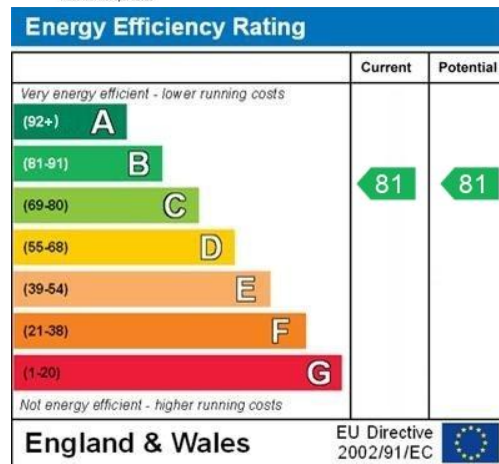


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GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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