



**The Moorwell, Windsor Road, Penarth, CF64 1JL**

## **Welcome to**

### **The Moorwell, Windsor Road, Penarth**

This two bedroom duplex apartment has been tastefully decorated to a high standard and offers the perfect mix of external Art Deco features and contemporary design. Located conveniently for the amenities in the highly desirable coastal town of Penarth as well as access to Cardiff and the M4.

#### **Communal Entrance**

Enter The Moorwell via aluminium framed secure double glazed door into the communal entrance hallway, as you walk through the communal areas with you instantly notice the attention to detail such as the individual pieces of laid block flooring, glass balustrade stair case, access to the lift and separate entrance to the rear with, furnished with herringbone flooring to stairs down to the secure undercroft carpark.

#### **Reception Hall**

Entered via a solid door into a reception hall, attractive LVT oak herringbone vinyl flooring, stairs to first floor with storage cupboard under and doors to a storage cupboard, cloakroom and the main living space.

#### **Bathroom**

6' 6" x 7' 3" ( 1.98m x 2.21m )

Panelled bath with shower and shower screen above, wash hand basin with vanity cupboard, porcelanosa tiling to floor and walls, WC, heated towel rail, extractor fan.

#### **Open Plan Living Space**

23' 4" x 16' 9" ( 7.11m x 5.11m )

Open plan living room & kitchen with stunning double height windows to one wall allowing natural light to flood in with gallery into upper floor, electric panel radiator, a generously proportioned fitted

'H-Line Sigma 3' kitchen, quartz work tops with waterfall ends and breakfast bar replete with several integrated appliances including oven, microwave, induction hob with integrated extractor and LED feature lighting, fridge freezer and dishwasher, attractive LVT oak herringbone vinyl flooring throughout and door to laundry room from the kitchen area.

#### **First Floor Landing**

Doors to both bedrooms, spindles and balustrade, electric heater, double glazed door giving access to the balcony.

#### **Bedroom One**

15' 5" max x 12' 2" ( 4.70m max x 3.71m )

Double glazed windows to front, radiator, archway to a DRESSING AREA with access to ensuite

#### **Ensuite shower room**

8' 3" x 4' 6" ( 2.51m x 1.37m )

Double shower cubicle with porcelanosa tiled walls and floor, heated towel rail, wash hand basin with vanity cabinet, WC, extractor fan, shaver point.

#### **Bedroom Two**

10' 1" x 13' 5" ( 3.07m x 4.09m )

Double glazed window to front into gallery, radiator, telephone and TV point.

#### **Ensuite shower room**

4' 8" x 4' 4" max ( 1.42m x 1.32m max )

Double shower cubicle with porcelanosa tiled walls and floor, wash hand basin with vanity unit, heated towel rail, shaver point and extractor fan

#### **Outside**

Good sized balcony with composite decking and glass balustrade overlooking the communal roof garden, allocated parking space in undercroft parking with remote control.

#### **Parking**

6' 6" x 7' 3" ( 1.98m x 2.21m )

Allocated parking space in an underground secure car park with remote control access.

#### **Tenure**

Leasehold



**Ground Floor**



**First Floor**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)



## Welcome to

## The Moorwell, Windsor Road, Penarth

- Council Tax Band - E
- A stunning DUPLEX apartment with NO CHAIN and secure undercroft parking
- Two double bedrooms each with ensuite and separate cloakroom/WC
- Excellent size balcony overlooking the roof garden
- Capacious open plan living space with double height picture windows and fitted kitchen with quartz work tops and appliances

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

### directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the roundabout and take the second exit onto Windsor Road. Continue through the town centre passing all the shops and The Moorwell development can be found after approximately 250m on the left hand side.



**view this property online** [allenandharris.co.uk/Property/PNR106370](https://allenandharris.co.uk/Property/PNR106370)



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