





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 under croft 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.

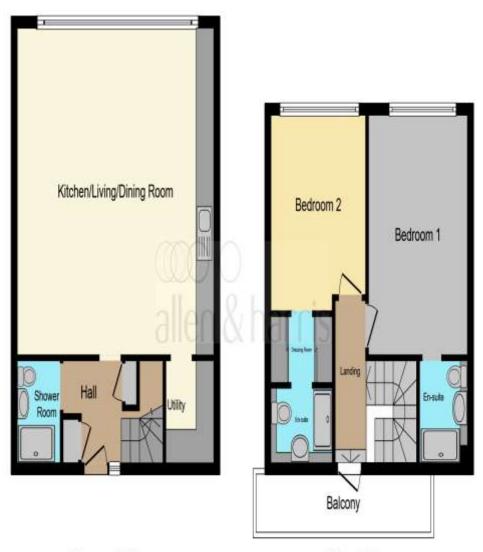
Parking

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

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

Tenure

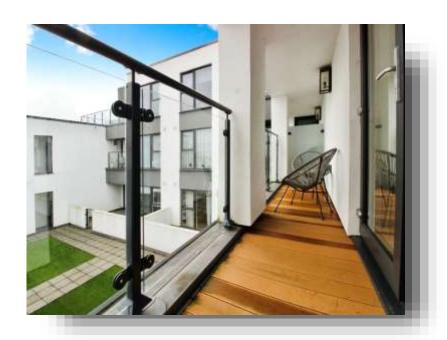
Leasehold



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





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



Property Ref: PNR106370 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



allen & harris

029 2070 5528



penarth@allenandharris.co.uk



6 Andrews Buildings, Stanwell Road, PENARTH, Wales, CF64 2AA



allenandharris.co.uk

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