



John Batchelor Way, Penarth, CF64 1SD

Welcome to

John Batchelor Way, Penarth

****NEW PRICE - OFFERS INVITED**** With its expansive sea view and location in the sought after Penarth Marina development, this lovely two double bedroom home is being offered with NO CHAIN. With a spacious lounge, kitchen/breakfast room, shower room, parking and garden. **VIEWING RECOMMENDED**

Entrance

Enter via a solid door, built in storage cupboard and door to lounge

Lounge

14' 4" x 12' 7" (4.37m x 3.84m)

Double glazed window to front, stairs to first floor, electric feature fireplace and radiator, door to kitchen/breakfast room.

Kitchen / Breakfast Room

12' 6" x 11' 8" max (3.81m x 3.56m max)

Double glazed window to rear, double glazed door to rear giving access to the garden, one and a half bowl sink and drainer unit with mixer tap over, floor and wall mounted kitchen units with work surface over and brick style tiled splash backs, gas hob with cooker hood above, electric oven and grill, walk-in under-stair cupboard, wall mounted gas central heating boiler, radiator, spaces for fridge-freezer, washing machine and dryer (white goods by negotiation) and space for table and chairs.

First Floor Landing

Doors to two bedrooms and shower room and loft access with ladder.

Bedroom 1

12' 7" x 10' 8" (3.84m x 3.25m)

Double glazed window to front with seaview, double glazed door to balcony, radiator and wardrobes to remain.

Bedroom 2

8' 8" max x 12' 6" (2.64m max x 3.81m)

Two double glazed window to rear, radiator and wardrobe to remain.

Shower Room

Double glazed window to side, double width shower, wc, wash hand basin with mixer tap over set into a vanity unit, airing cupboard housing hot water tank and towel style radiator.

Front Garden

Brick paved double driveway and side access to rear garden.

Rear Garden

Paved courtyard garden with brick wall and timber fenced boundaries, timber shed and outside tap.



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
John Batchelor Way,
Penarth

- Offered with NO CHAIN,
- End link house benefitting from expansive water views from the lounge and main bedroom.
- Two double bedrooms and refurbished shower room
- Lounge and newly fitted kitchen/breakfast room
- Double width driveway with side access to a south facing rear courtyard garden.

Tenure: Freehold EPC Rating: C

guide price

£325,000

directions to this property:

Entering Penarth Marina from the roundabout at the junction of the A4160 and Windsor Road, proceed down the hill to the next roundabout and take the first exit onto Marconi Avenue. Continue into Llwyn Passet and then take the first left onto Jeffcott Place. Follow the road around to the right and the property can be found on the right hand side marked by our For Sale board.



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Property Ref:
PNR106425 - 0009

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