



John Batchelor Way, Penarth, CF64 1SD

Welcome to

John Batchelor Way, Penarth

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. VIEWINGS HIGHLY RECOMMENDED

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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 sea view, 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

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John Batchelor Way, Penarth

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Offered with NO CHAIN,
- End link house benefitting from expansive water views from the lounge and main bedroom.

Tenure: Freehold EPC Rating: C

guide price

£240,000

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 - 0013

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