



Llys Yr Eglwys, St. Augustines Road, Penarth, CF64 1BU

Welcome to

Llys Yr Eglwys, St. Augustines Road, Penarth

With its expansive views across Cardiff and the Bay, this very nicely maintained first floor apartment is offered with NO CHAIN. Benefitting from a spacious lounge, two double bedrooms, separate kitchen/dining room, allocated parking and a Share of the Freehold with low management charges.

Entrance Hall

Doors to two bedrooms, lounge and kitchen/diner and airing cupboard housing hot water tank,

Lounge

15' 8" x 11' 9" (4.78m x 3.58m)

Double glazed window to rear with panoramic view and two electric panelled radiators.

Kitchen / Diner

15' 7" x 9' (4.75m x 2.74m)

Double window to rear with sea views, floor and wall mounted kitchen units with work surface over, tiled splashbacks, single bowl and drainer sink unit, integrated oven and hob with cooker hood over, electric radiator and space for fridge-freezer and washing machine and room for dining table and chairs.

Bedroom 1

13' 6" into bay x 11' 9" (4.11m into bay x 3.58m)

Double glazed bay window to front, fitted bedroom furniture and electric radiator

Bedroom 2

9' 1" x 8' 11" (2.77m x 2.72m)

Double glazed window to front and electric radiator.

Bathroom

Pedestal wash hand basin with mixer tap over, wc, panelled bath with shower over and shower screen, tiled floor and splashbacks, heated towel rail and extractor fan.

Parking

Communal Parking

Agents Note

Under section 21 of the Estate Agents Act 1979 we are required to disclose to our vendor and family relationships or business association between the offeror/purchaser and you or any of our employees with the Connells Group companies or any other business within the Skipton Group. Any such relationship must be disclosed.



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

Llys Yr Eglwys, St. Augustines Road, Penarth

- Council Tax Band D
- First floor apartment with NO CHAIN and expansive WATER VIEWS
- Two double bedrooms, one with feature BAY WINDOW
- Share of FREEHOLD, allocated parking, double glazing and electric heating

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1996. Should you require further information please contact the branch. Please Note additional fees

directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the roundabout and take the third exit on Albert Road. Continue up the hill and at the T-junction turn right onto Pembroke Terrace and then left into St. Augustines Road, where the Llys Yr Eglwys apartments can be found on the left hand side.



Awaiting Photograph

view this property online allenandharris.co.uk/Property/PNR106432



Property Ref:
PNR106432 - 0002

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.

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