



**Plymouth Road, Penarth, CF64 3DA**

## **Welcome to**

### **Plymouth Road, Penarth**

A first floor apartment offered with NO CHAIN conveniently situated a short walk from the amenities in Penarth Town centre. The accommodation comprises of a shared entrance, hallway, bay fronted lounge, separate kitchen, bathroom and one double bedroom and also benefits from allocated parking space.

#### **Communal Hall**

Entered via solid timber double doors to a communal entrance with ornate terrazzo tiled floor, stairs to all floors and door providing access to the cellar with storage area for the apartment.

#### **Entrance Hall**

Enter via a solid timber door, security phone access, laminate flooring and airing cupboard housing immersion fed hot water cylinder, doors to all rooms.

#### **Lounge**

16' 1" x 10' 11" into bay ( 4.90m x 3.33m into bay )

Double glazed bay window to front, electric storage heater and feature fireplace.

#### **Kitchen**

9' x 6' 3" ( 2.74m x 1.91m )

Double glazed window to front, floor and wall mounted kitchen units with complimenting work surface over, one and a half bowl and drainer sink unit with mixer tap over, space for fridge-freezer and electric cooker point.

#### **Bedroom 1**

13' max x 11' 9" ( 3.96m max x 3.58m )

Double glazed window to side, high ceiling (approx 9ft), laminate flooring and electric storage heater.

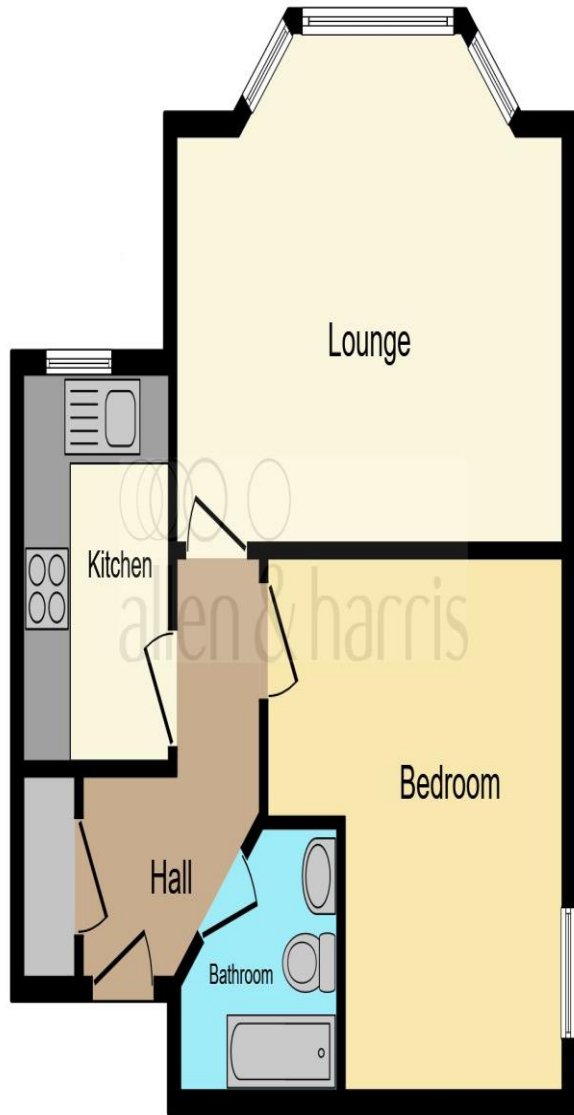
#### **Bathroom**

WC, pedestal wash basin, panelled bath with electric shower over, tiled walls and electric towel heater.

#### **Rear Garden**

Parking area with allocated space.





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 Plymouth Road, Penarth

- A first floor apartment
- Offered with NO CHAIN
- Conveniently situated a short walk from the amenities in Penarth Town Centre.
- One double bedroom, a light and bright lounge with large bay window, kitchen and bathroom
- Allocated parking space in a rear car park

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 17 Aug 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000



**view this property online** [allenandharris.co.uk/Property/PNR106497](http://allenandharris.co.uk/Property/PNR106497)



Property Ref:  
PNR106497 - 0004

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**029 2070 5528**



[penarth@allenandharris.co.uk](mailto:penarth@allenandharris.co.uk)



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



[allenandharris.co.uk](http://allenandharris.co.uk)