



Mariners Heights, Penarth, CF64 1QJ

Welcome to

Mariners Heights, Penarth

A first floor apartment situated between Penarth's town centre and Marina, offered with a newly extended lease. The property has had replacement windows fitted in 2020 and offers a double bedroom with wardrobes, a lounge separate kitchen area, a bathroom and off-road parking.

Communal Entrance

Entered via a communal door to a hallway with letter boxes and stairs to all floors.

Entrance Hall

Accessed from a spacious communal landing with solid door leading to the entrance hall. Doors to bathroom, lounge and bedroom, built in airing cupboard housing hot water tank, built in storage cupboard, laminate flooring.

Lounge

17' x 10' 7" (5.18m x 3.23m)

Double glazed window with deep sill and side views to Cardiff Bay, electric heater, laminate flooring, opening to the kitchen.

Kitchen

10' 2" x 6' 7" (3.10m x 2.01m)

Double glazed window to front, range of floor and wall mounted kitchen units with complimenting work surfaces and brick tiled splashbacks, integrated electric oven and hob, enamel single bowl and drainer sink unit with mixer tap, spaces for fridge/freezer and washing machine.

Bedroom

14' 2" x 9' (4.32m x 2.74m)

Double glazed window to front, electric heater and fitted wardrobes to one wall.

Bathroom

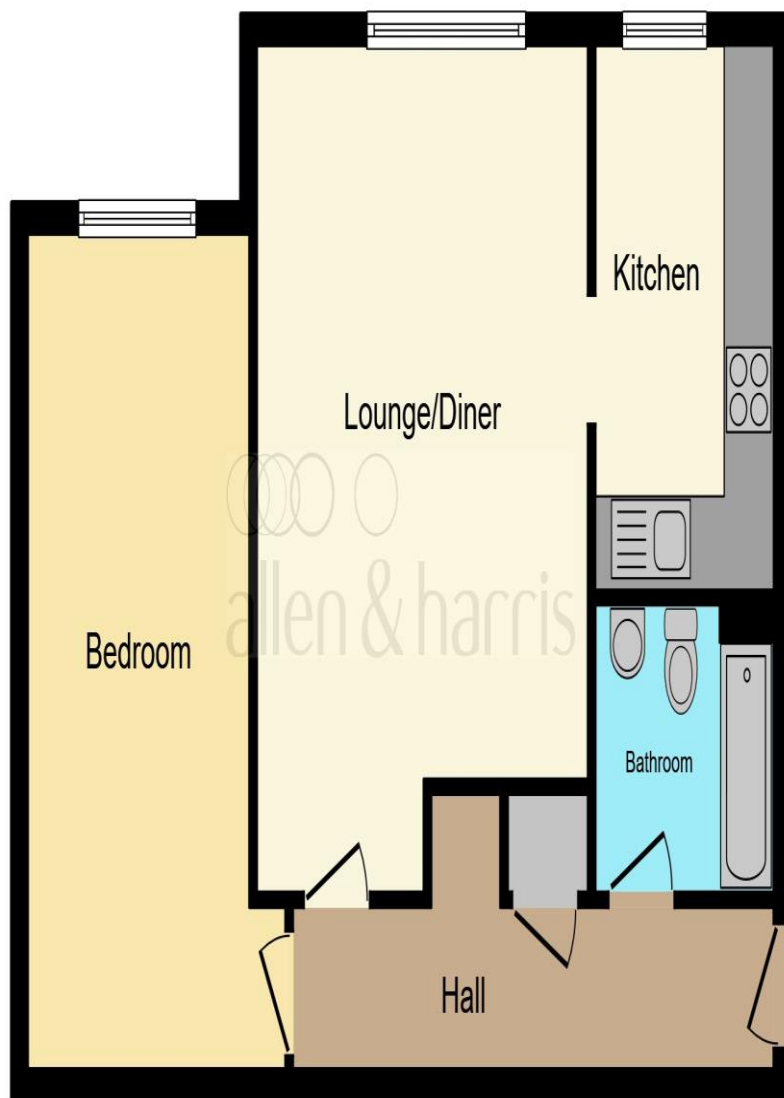
Panelled bath with shower over, pedestal wash hand basin and WC, tiled floor and part tiled walls.

Outside

Allocated parking space in a residents only parking area, communal grounds surround the property.

Tenure

Leased - we have been advised by the owner that a newly extended lease will be available on completion of the sale of the property.



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

Mariners Heights, Penarth

- A purpose built first floor apartment situated between Penarth's town centre and Marina.
- All new replacement double glazed windows added in 2020, new electric heaters added in 2015
- Allocated parking space in a residents car parking area
- Nicely presented throughout with a double bedroom, bathroom, lounge and partially separate kitchen
- Property will be sold with a newly extended lease

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 May 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000

directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the roundabout and take the third exit onto Albert Road. Proceed up the hill and at the T-junction proceed over into Stanwell Crescent. At the next T-junction proceed straight over onto Maughan Terrace and at the end of the road turn right onto Paget Place, where the entrance to Mariners Heights can be found on the left hand side.



view this property online allenandharris.co.uk/Property/PNR106525



Property Ref:
PNR106525 - 0008

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allen & harris



029 2070 5528



penarth@allenandharris.co.uk



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



allenandharris.co.uk