



Ty Gwendollen, Marconi Avenue, Penarth, CF64 1SS

Welcome to

Ty Gwendollen, Marconi Avenue, Penarth

An ideal opportunity to purchase this top floor apartment in Penarth Marina with superb uninterrupted views across Cardiff Bay and Somerset coast. The property enjoys two double bedrooms with master en suite, a large lounge with access to a balcony, separate kitchen and two secure parking spaces.

Entrance Hall

Door to apartment from communal area, electric heater, video phone entry system, airing cupboard housing hot water tank, loft access

Lounge / Diner

22' 2" max x 12' 10" max (6.76m max x 3.91m max)
Double glazed french doors to balcony with harbour side views, dual aspect double glazed windows, two electric heaters and inset spotlights

Kitchen

9' x 7' 8" (2.74m x 2.34m)
Double glazed window, one and a half bowl sink and drainer unit, wall and floor mounted kitchen units with work surface over, built in electric oven and hob with cooker hood over, integrated fridge-freezer, tiled flooring, plumbing for washing machine.

Bedroom 1

13' 1" x 8' 6" (3.99m x 2.59m)
Double glazed window, fitted wardrobe and electric heater.

Ensuite

Double glazed window, bath with mixer tap and shower over, vanity unit with wash hand basin, wc, tiled walls and floor, heated towel rail, extractor fan and spotlights

Bedroom 2

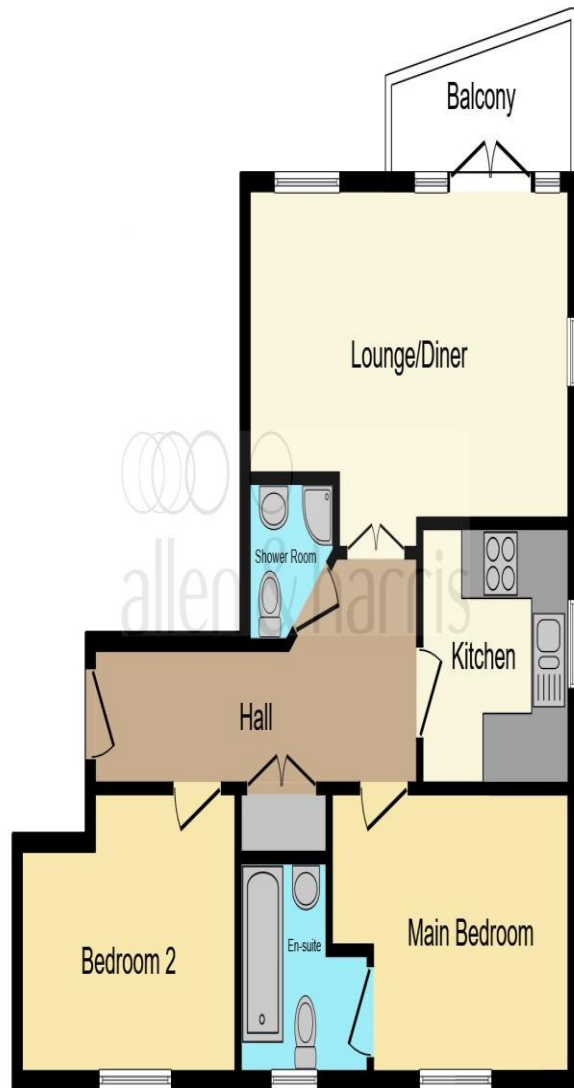
15' 10" x 9' max (4.83m x 2.74m max)
Double glazed window, electric heater, fitted wardrobes

Shower Room

Shower cubicle, wash hand basin set into a vanity unit, low level wc, fully tiled walls and floor.

Parking

TWO allocated parking spaces



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

Ty Gwendollen, Marconi Avenue, Penarth

- Top floor apartment enjoying unrestricted water views across Cardiff Bay from a sizeable balcony.
- Spacious lounge/diner with double doors to balcony
- Two double bedrooms with en suite and a family bathroom
- Two parking spaces in a secure gated parking area.
- Separate kitchen replete with several integrated appliances.

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 2420.00

Ground Rent: 160.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£270,000



view this property online allenandharris.co.uk/Property/PNR106718



Property Ref:
PNR106718 - 0003

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allen & harris



029 2070 5528



penarth@allenandharris.co.uk



6 Andrews Buildings, Stanwell Road, PENARTH,
and two 2AA



allenandharris.co.uk