



Pearse Close, Penarth, CF64 1TH

Welcome to

Pearse Close, Penarth

A lovely 2nd floor apartment offered with NO CHAIN conveniently situated for Penarth's town centre, Marina and rail links. The property benefits from gas c/heating, master bedroom with ensuite, second double bedroom with views to Cardiff Bay, spacious living/kitchen room, BALCONY and parking.

Entrance Hall

Enter via a solid timber door, doors to lounge and two bedrooms, storage cupboard and radiator.

Lounge

16' x 15' 5" (4.88m x 4.70m)

Double glazed window to front, Double glazed door with full height double glazed window to side leading to balcony, radiator and laminate flooring.

Kitchen Area

Floor and wall mounted kitchen units with work surface over, one and a half bowl and drainer sink unit with mixer tap over, electric oven and gas hob with cooker hood over, stainless steel splash-back, under unit lighting and space for fridge-freezer and washing machine.

Bedroom 1

12' 2" max x 10' 3" (3.71m max x 3.12m)

Double glazed door and double glazed windows either side opening onto the balcony, built out double wardrobe, radiator and door to ensuite.

Ensuite

Double width shower cubicle, wash hand basin with mixer tap over, wc with enclosed cistern and push button flush, part tiled walls, vinyl flooring towel style radiator and extractor fan.

Bedroom 2

12' max x 10' 3" (3.66m max x 3.12m)

Double glazed windows to rear and side with views across Cardiff Bay, wardrobes to remain if required.

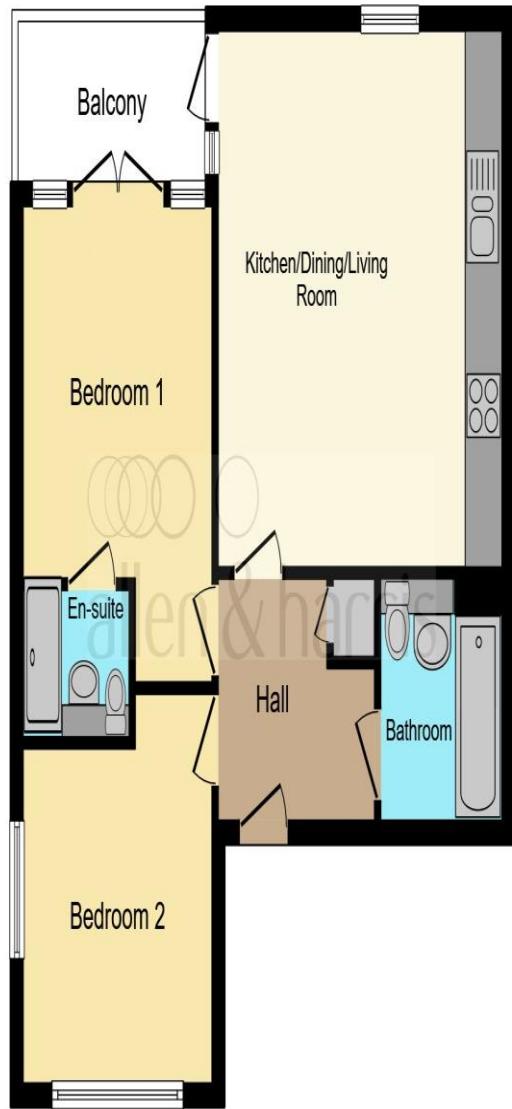
Bathroom

Panelled bath with mixer tap/shower attachment and shower screen over, wash hand basin with mixer tap over, wc with enclosed cistern and push button flush, part tiled walls, vinyl flooring towel style radiator and extractor fan.

Balcony

9' 11" x 6' 3" (3.02m x 1.91m)

South facing balcony



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

Pearse Close, Penarth

- A very nicely presented 2nd floor apartment with NO CHAIN located in the modern Penarth Heights development ideally situated for access to a railway station and the amenities in Penarth town centre
- A light and bright open plan living space with access to a good sized usable balcony and a fitted kitchen with an extensive range of units and some integrated appliances
- Master bedroom with double wardrobes and ENSUITE, second double bedroom with dual aspect windows a distant water views across Cardiff Bay
- Nicely appointed bathroom, dedicated parking space and gas central heating ensuring manageable bills for a first time buyer.

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 2947.62



directions to this property:

From the office on Stanwell Road (CF64 2AA), proceed to the roundabout and take the 2nd exit onto Windsor Road. Continue past the shops and take the second right onto High Street. Proceed over Plassey Street and continue up the hill and at the top turn left as the road bends to the right onto Harbour View Road. Continue past the green at Plassey Square and enter Penarth Heights, and the subject property can be found in the second block of properties on the right hand side.

view this property online allenandharris.co.uk/Property/PNR105861

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.



Property Ref:
PNR105861 - 0003



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