



Ty Devonia, Pierhead View, Penarth, CF64 1SJ

Welcome to Ty Devonia, Pierhead View, Penarth

- A generously proportioned apartment offered with NO CHAIN and benefitting from access to a balcony with uninterrupted water views
- Fitted Kitchen replete with appliances
- Master bedroom with ensuite
- Second double bedroom and shower room
- Gated car park with TWO allocated parking spaces

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 3000.00

Ground Rent: 190.00

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

Communal Entrance Hall

Communal hallway with lift and stairs to first floor.

Hallway

Enter into L shaped hallway with built in double cupboard, separate cupboard housing hot water tank. Doors to all principal rooms.

Lounge

16' 11" max x 16' 4" (5.16m max x 4.98m) Large lounge with door opening onto balcony with full length window to front with River views. Two electric wall heaters, spotlights to ceiling. Laminate flooring. Wall lights, Archway opening into kitchen.

Kitchen

9' 10" x 8' 1" (3.00m x 2.46m) Fitted kitchen with range of wall and floor units in light Beech with marble effect worktop surfaces incorporating sink unit with mixer taps. Upvc window to rear. Concealed spotlights to ceiling. Appliances included are extractor hood, electric hob and oven, microwave, washer dryer and dishwasher.

Bedroom 1

12' x 8' 6" (3.66m x 2.59m)

Double bedroom with upvc window to rear, wall heater. Spotlights to ceiling, Archway into dressing area with built in double wardrobes and door into ensuite.

En Suite Shower Room

Shower room with Classic Mosaic tiled walls and floor. Curved shower cubicle, low level wc and wash hand basin. Extractor fan, dual shaving socket. Concealed spotlights to ceiling.

Bedroom 2

12' 1" x 8' 6" (3.68m x 2.59m)

Double bedroom with upvc window to rear, Built in wardrobe, wall heater. Spotlights to ceiling.

Shower Room

Fully tiled Mosaic shower room with walk in double shower with power shower extractor fan, low level wc with vanity unit with inset wash hand basin, electric wall heater, concealed spotlights to ceiling. Dual shaving socket.

Outside

Secure car park with security gates, two allocated parking spaces.



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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:

PNR106725 - 0003



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