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herbert r thomas

4 The Moorwell
Windsor Road
Penarth,
The Vale Of Glamorgan,
CF64 1JL

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4 The Moorwell Windsor Road

Asking price **£380,000**

A two double bedroom first and second floor maisonette apartment with private balcony, situated within this highly regarded modern development within walking distance to Penarth town centre.

First and second floor, maisonette apartment

Modern purpose-built development

Spacious well appointed accommodation throughout

Walking distance to all of Penarth's facilities and services

Light and airy accommodation, including open plan kitchen/dining/living room

Two double bedrooms both with ensuite shower rooms

Family bathroom

Utility room

Private balcony overlooking communal gardens

Allocated parking space



This spacious, light and airy, two double bedroom first and second floor maisonette apartment, is situated in this highly regarded purpose-built development. It is situated in the most convenient location within walking distance of all of Penarth's amenities and services. Including the town centre and train station. The secure, well presented communal hallways have lift and stair access to the first floor accommodation.

The apartments ENTRANCE HALL has stairs rising to the second floor accommodation. Doors into under stairs storage cupboard and separate cloaks cupboard. Vinyl herringbone effect flooring continues into the open plan

KITCHEN/DINING/LIVING ROOM. This impressive light and airy room is flooded with light from full width windows extending to the second floor ceiling height. It offers a range of powder coat grey base, larder and island units with complementing composite work surfaces extending to a breakfast bar on the island. Integrated oven, microwave oven, induction hob with extractor over, fridge/freezer and dishwasher.

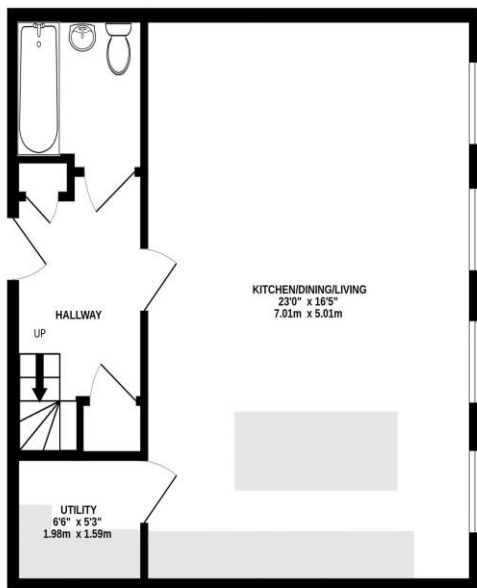
Off the kitchen is a UTILITY ROOM with further baseline units, space and plumbing for washing machine, pressurised hot water tank and further storage space. Off the entrance hall is a FAMILY BATHROOM with a white

three-piece suite with shower and glazed shower screen above the panel bath with full tiling to floor and walls.

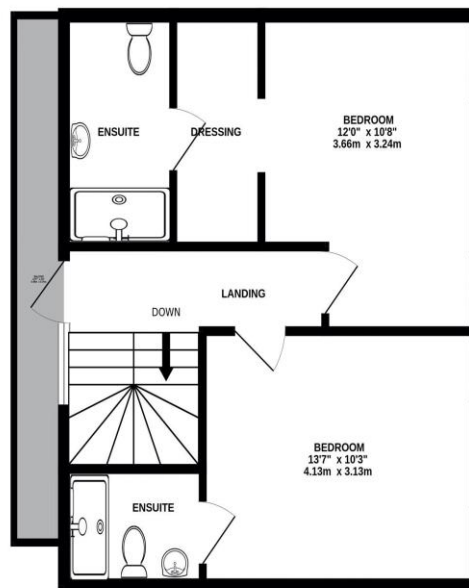
The second floor LANDING with glazed door and window leading to the private balcony gives access to the bedroom accommodation. Both are generous sized double bedrooms with picture windows to front aspect. BEDROOM ONE has a dressing area which leads through to an ENSUITE SHOWER ROOM which offers a white three-piece suite including double shower cubicle with fitted rainfall and handset showers. Full tiling to floor and walls. BEDROOM TWO also benefits from an ENSUITE SHOWER ROOM finished to the same high standard as the family bathroom and first ensuite.

The private enclosed balcony with composite floor is boarded by glass balustrade and enjoys views over the communal gardens. Access from the communal hallways into the enclosed landscape communal garden which offers paved patio areas and Astroturf lawns. The property benefits from one allocated parking space within the development private garage.

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

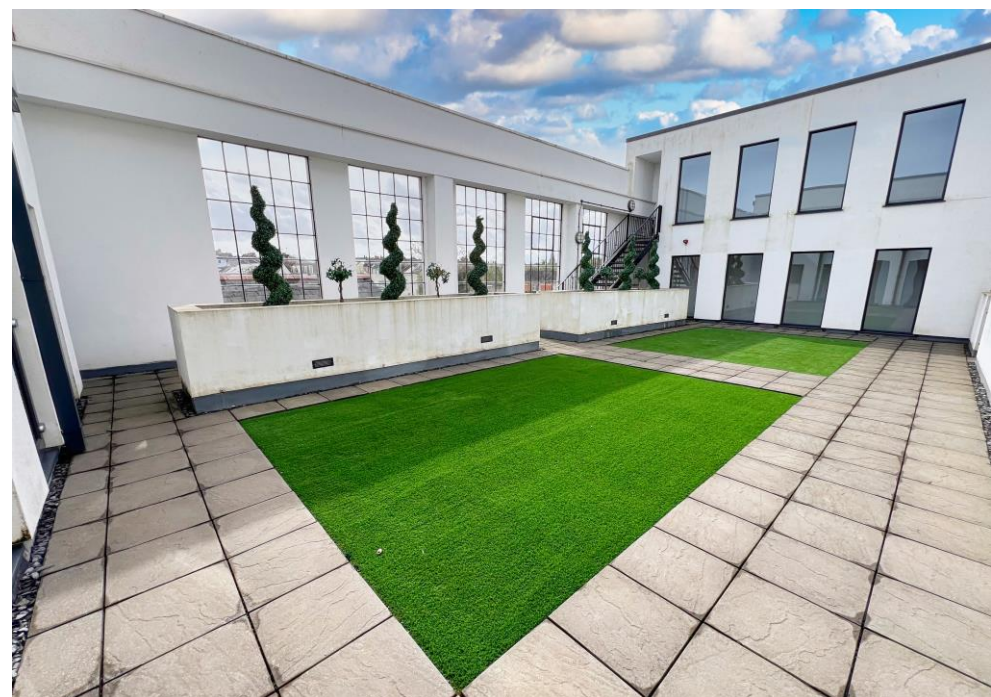


1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From the A4232 Exit Signposted Penarth.
Follow the road, same posted Barry, Cross
The bridge and at the traffic lights turn
left. Proceeded over the mini roundabout.
At the second roundabout to take the
right hand turning onto Windsor Road.
Proceeded towards the town centre
where the Moorwell is located on the
right hand side.

What3words: risk.plates.turkey

Tenure

Leasehold

Services

Mains, water, drainage, gas and
electricity. Lease 245 years remaining.
Service charge £2,600 per year.
Council Tax Band E
EPC Rating E

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appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	49 E
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.