

4 Awel y Mor

Marine Parade, Penarth, Vale of Glamorgan, CF64 3BN



A spacious two bedroom first floor apartment in this exclusive development on Marine Parade close to Holm House and offering convenient access to the Esplanade, Cliff Tops Park and town centre. The property comprises a spacious entrance hall, living / dining room, kitchen with further dining space, two bedrooms and two bathrooms. The property also benefits from a lift, its own parking space, garage and storage area. No chain. EPC: C.

**David
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£465,000

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Accommodation

Entrance Hall

A spacious entrance hall with two built-in cupboards. Laminate floor. Coved ceiling. Central heating radiator. Power points. Door entry phone. Doors to all rooms.

Living / Dining Room 16' 2" x 26' 5" (4.94m x 8.04m)

A well-proportioned living and dining space with fitted carpet throughout, wooden double glazed windows and double doors onto the balcony with views over the communal gardens to the front. Coved ceiling. Two central heating radiators. Stone fireplace with electric fire. Power points and TV point.

Kitchen 10' 4" x 13' 0" (3.14m x 3.97m)

Tiled floor. Fitted kitchen comprising wall units and base units with granite work surfaces. Integrated Neff appliances including an electric oven, grill, combi-microwave, four burner gas hob with extractor hood over, fridge freezer and a washer dryer. One and a half bowl stainless steel sink with drainer. Two wooden double glazed windows. Cupboard with gas combination boiler. Recessed lights. Extractor fan. Power points. Part tiled walls. Central heating radiator. Space for table and chairs.

Bedroom 1 11' 8" x 15' 2" *plus wardrobes* (3.55m x 4.62m *plus wardrobes*)

A large double bedroom with three wooden double glazed windows to the rear of the building. Fitted wardrobes to one wall. Fitted carpet. Central heating radiator. Power points. Coved ceiling. Door to the en-suite.

En-Suite 6' 9" x 12' 10" (2.05m x 3.91m)

Vinyl flooring and tiled walls. Suite comprising a walk-in shower, WC and twin wash hand basins. Central heating radiator. Wooden double glazed window. Newly fitted storage cupboard. Recessed lights.

Bedroom 2 11' 8" x 8' 10" (3.55m x 2.69m)

Double bedroom with wooden double glazed window to the rear. Fitted carpet. Power points. Central heating radiator.

Bathroom 9' 6" x 5' 8" (2.89m x 1.73m)

Tiled floor and fully tiled walls. Suite comprising a panelled bath, WC and wash hand basin. Recessed lights. Extractor fan. Central heating radiator.

Outside

Balcony 6' 2" x 9' 10" (1.87m x 3m)

Accessed from the living room and with views over the communal gardens. Space for a small table and chairs.

Communal Gardens

The property benefits from shared use of the attractively landscaped communal garden to the front.

Garage

The property benefits from a garage in the block located at the rear of the car park. There is a remote controlled garage door.

Storage Area

There is a collection of storage rooms in a block to the side of the garage area. 4 Awel y Mor has one storage room.

Additional Information

Tenure

The property is held on a leasehold basis (CYM66866) with 999 years from 24 June 2001 (977 years remaining). There is also a share of the freehold.

Service Charge

We have been informed by the vendors that the current service charge is £265.00 PCM.

Ground Rent

We have been informed by the vendors that there is no ground rent.

Approximate Gross Internal Area

1119 sq ft / 104 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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