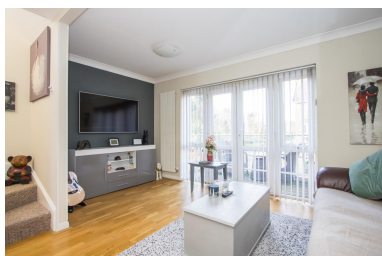


2 Chandlers Way

Penarth, Vale of Glamorgan, CF64 1SP



A much improved, re-configured and modernised three storey townhouse with balconies to the front and rear and partial views over the Inner Basin and Cardiff Bay. Located on this ever popular crescent, ideal for exploring all the Penarth Marina has to offer while being close to the Pont-y-Werin footbridge and Cardiff Bay Barrage. Comprises a porch, entrance hall, versatile reception room, bedroom and shower room on the ground floor along with living room and kitchen above and two en-suite bedrooms on the top floor. Off road parking for two cars to the front and a low maintenance rear garden. Viewing advised. EPC: TBC.

**David
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Accommodation

Ground Floor

Porch 4' 4" plus cupboard x 3' 7" (1.31m plus cupboard x 1.09m)

uPVC double glazed front door and window. Built-in storage cupboard. Tiled floor. Front door that gives access to the entrance hall. Light.

Entrance Hall

Tiled floor. Stairs to the first floor. Doors to the study / TV room, bedroom and shower room. Built-in coat cupboard and under stair cupboard. Central heating radiator. Power points.

Study / TV Room / Gym 5' 7" x 13' 11" (1.7m x 4.25m)

A spacious, versatile room that was originally the garage but now fully converted and ideal for use as a study, gym or reception room. Fitted carpet. Coved ceiling. Central heating radiator. Power points. Large uPVC double glazed window to the front with fitted vertical blinds. Door to the rear into the shower room.

Shower Room 4' 9" max x 6' 0" max (1.44m max x 1.83m max)

Wood effect luxury vinyl floor. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin. Central heating radiator. Fitted shelving. Part tiled walls. Extractor fan.

Bedroom 3 11' 9" plus utility cupboard x 7' 6" (3.57m plus utility cupboard x 2.29m)

A genuine ground floor double bedroom being next to the shower room. uPVC double glazed window and door into the garden - the window has fitted vertical blinds. Large utility cupboard which has fitted cupboards and shelving, work surface, wash basin with drainer, plumbing for washing machine and dryer plus a wall mounted Worcester Bosch gas combi boiler. Wood effect laminate flooring. Coved ceiling. Recessed lights. Power points.

First Floor

Landing

Wood flooring. Door to the kitchen and open to the living room.

Living Room 14' 1" x 13' 1" (4.29m x 4m)

A wonderfully spacious and light main reception room with balcony to the front. Wood flooring. uPVC double glazed windows and doors onto the front balcony for afternoon and evening sun. Central heating radiator. Power points and TV point. Coved ceiling. Open to the landing and through into the kitchen.

Kitchen 16' 1" max x 14' 9" max (4.89m max x 4.5m max)

Wood effect luxury vinyl flooring. Fitted kitchen comprising wall units, base units and a peninsula unit all with grey gloss cabinet doors and marble effect work surfaces. Integrated appliances including an electric oven and grill, five burner gas hob and extractor hood. Recess for fridge freezer. Plumbing for dishwasher. uPVC double glazed windows and double doors onto the balcony at the rear. Recessed lights. Coved ceiling. Ample space for a dining table and chairs.

Second Floor

Second Floor Landing

Fitted carpet to the stairs and landing. Attractive uPVC double glazed bay window to the side on the stairs that faces south and brings in excellent natural light to the space. Doors to both second floor bedrooms. Power point.

Bedroom 1 14' 1" x 9' 3" (4.29m x 2.81m)

Double bedroom with two uPVC double glazed windows to the rear, looking down towards the inner basin and both with fitted shutters. Laminate flooring. Extensive fitted wardrobes. Central heating radiator. Power points and TV point. Coved ceiling. Door to the en-suite.

En-Suite 7' 5" x 5' 7" (2.27m x 1.71m)

Wood effect luxury vinyl flooring. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin. Part tiled walls. Recessed lights. Extractor fan. Shaver point. Heated towel rail.

Bedroom 2 11' 7" plus wardrobes x 8' 5" (3.54m plus wardrobes x 2.57m)

The second double bedroom with en-suite. Laminate flooring to match the main bedroom. Extensive fitted wardrobes and a large airing cupboard with central heating radiator and fitted shelving. uPVC double glazed window to the front, with fitted shutters. Coved ceiling. Power points. TV point. Central heating radiator. Door to the en-suite.

En-Suite 2 7' 5" x 4' 2" (2.27m x 1.28m)

Tile effect laminate flooring. Suite comprising a large walk-in shower, WC and wash hand basin with storage below. Heated towel rail. Fitted mirror. Shaver point. Recessed lights. Extractor fan.

Outside

Front

Off road parking for two cars laid to block paving. Gated side access to the rear garden. Mature planting.

Rear Garden

An enclosed rear garden with easterly aspect laid to paved patio and timber decking. Large storage shed. Raised railway sleeper planting beds. Gated access to the front. Outside tap and lights.

Additional Information

Tenure

The property is held on a freehold basis (WA950822).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £2,707.18 for the year 2023/24.

Approximate Gross Internal Area

1291 sq ft / 120 sq m.

Energy Performance Certificate

Floor Plan

This drawing is for illustrative purposes only (not to scale)
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