



Flat 22, Penarth House, 26 Stanwell Road
Penarth, CF64 2EY

**Watts
& Morgan**

PENARTH HOUSE

Flat 22, Penarth House, 26 Stanwell Road, Penarth, CF64 2EY

£105,000 Leasehold

1 Bedroom : 1 Bathroom : 1 Reception Room

Watts & Morgan are delighted to present to the market this immaculate one bedroom ground floor retirement flat, located in the heart of Penarth Town Centre. Within walking distance to all local amenities and conveniently located for Cardiff City Centre. Accommodation comprises; communal lobby, entrance hallway, lounge, kitchen/diner, double bedroom with fitted wardrobes and a 3-piece bathroom. Communal lounge, kitchenette and laundry room. Externally enjoying shared use of the communal lawned front and rear gardens with parking facilities to the rear. EPC Rating; C.



- Penarth Town Centre 0.2 miles
- Cardiff City Centre 4.7 miles
- M4 (J33) 9.8 miles

Your local office: Penarth

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Summary of Accommodation

A communal entrance lobby provides access into 'Penarth House' which has 22 properties, with Flat 22 conveniently located on the ground floor, immediately as you enter the building.

Entered via a broad door into the welcoming entrance hallway with all doors leading off and carpeted flooring.

The lounge is a lovely light filled reception room benefitting from neutral décor with continuation of carpeted flooring and a double-glazed floor to ceiling tilt and turn window opens out onto the front aspect. The hot water boiler is housed here within an airing cupboard.

Opposite the lounge lies the kitchen/diner which been fitted with a range of farmhouse cream wall and base units with complementary laminate wood-effect work surfaces. A range of integral appliances to remain including a 'Beko' 4-ring electric hob with stainless steel extractor hood over and a 'Lamona' oven/grill. Space for freestanding appliances and plumbing for a dishwasher. Further presenting a tiled splash-back, stainless steel sink unit and drainer with wood-effect vinyl flooring and ample space for a breakfast table and chairs.

The delightful double bedroom benefits from a fitted double mirrored door wardrobe and carpeted flooring with a double-glazed window to the side aspect.

Adjacent to the double bedroom lies the bathroom which is fitted with a 3-piece white suite comprising; a panelled bath with shower over, wash hand basin and WC with cladded marble-effect wall and vinyl flooring.

COMMUNAL FACILITIES AND GARDENS

Flat 22 has shared use of the communal facilities at Penarth House to include; a lounge which leads directly onto the rear patio area and hosts weekly coffee mornings, a kitchenette and a laundry room.

The communal grounds include a large lawned front garden with paved footpath bordering the property and offers an array of colourful hedging and mature shrubs.

To the rear of Penarth House is an unallocated gated parking area which can be accessed from the rear lane.

ADDITIONAL INFORMATION

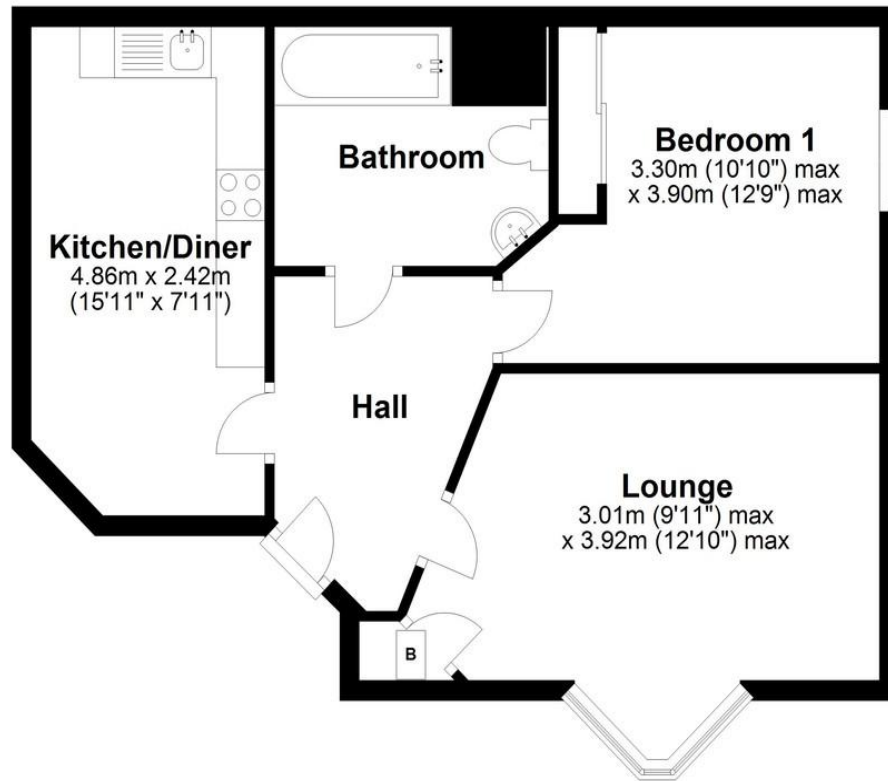
All mains services and electric heating.

Leasehold property. We have been reliably informed that the service charge is approx. £3927 per annum to include water and buildings insurance. The Lease has 102 years remaining and is a retirement complex for over 55's. Council tax band C.



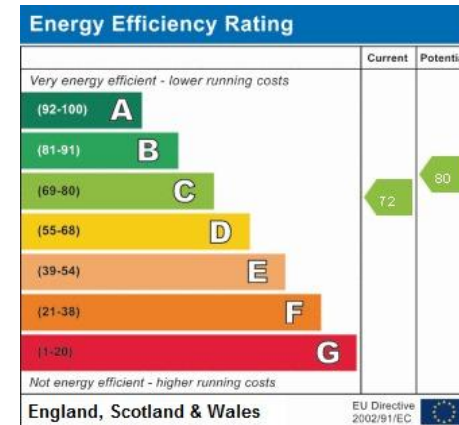
Ground Floor Flat

Approx. 51.0 sq. metres (548.5 sq. feet)



Total area: approx. 51.0 sq. metres (548.5 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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