



Apartment 5, The Old Rectory, Old Port Road
Wenvoe, CF5 6AN

Watts
& Morgan



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**£299,950 Leasehold - Share of
Freehold**
2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Watts & Morgan are delighted to market this spacious, two-bedroom first floor apartment set within an exclusive development of a 19th Century, Grade II listed Old Rectory. Situated in the heart of Wenvoe village and conveniently located to Cardiff City Centre and the M4 Motorway. The spacious apartment has been fully refurbished to the highest standard whilst retaining many original features. Accommodation briefly comprises: entrance hall, a spectacular open-plan living/dining room leading to a contemporary Sigma 3 kitchen with full 'Neff' appliances throughout, a spacious master bedroom with en-suite, a spacious second bedroom and a family bathroom. The apartment further benefits from a communal garden and allocated parking. Being sold with no onward chain. Share of Freehold.

Directions

Your local office: Penarth
T 02920 712266 (1)
E penarth@wattsandmorgan.co.uk





Summary of Accommodation

ACCOMMODATION

Communal Entrance - a secure communal entrance enjoying parquet woodblock flooring, decorative paneling to the walls and a staircase leading to the first-floor accommodation. Apartment Five is located on the first floor.

The welcoming entrance hall enjoys oak effect luxury vinyl flooring, recessed ceiling spotlights, a wall mounted audio/video door entry intercom system and two recessed storage cupboards, one housing the hot water cylinder.

The open plan kitchen/living/dining room is the focal point of the apartment and enjoys oak effect vinyl flooring, recessed ceiling spotlights, three sash windows to the front elevation.

The Sigma 3 kitchen showcases a range of base and wall units with quartz work surfaces. Integral 'Neff' appliances to remain include: an induction hob with an extractor hood over, a combi microwave oven & single oven, a fridge/freezer and a 'Hoover' dishwasher and combi washer/dryer. The kitchen further benefits from a central island unit with continuation of the quartz work surface and waterfall returns.

The superb master bedroom benefits from carpeted flooring, a recessed feature fireplace hearth and a refurbished, original sash window to the front elevation.

The en-suite has been fitted with a three-piece white suite comprising: a shower cubicle, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from recessed ceiling spotlights, porcelain tiled walls and flooring, Matte black bathroom fittings, an electric towel radiator and a backlight mirror.

The second bedroom is a generously sized double bedroom which enjoys carpeted flooring and a refurbished, original sash window to the front elevation.

The family bathroom has been fitted with a four-piece white suite comprising: a large walk-in shower cubicle, a freestanding bath, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from recessed ceiling spotlights, porcelain tiled walls and flooring, Matte black bathroom fittings, an electric towel radiator and a backlight mirror.



GARDEN & GROUNDS

The Old Rectory is approached off the road and enjoys an allocated parking space with additional visitor parking available. Apartment five benefits from access to the communal garden with seating.

SERVICES AND TENURE

Each apartment will have a Share of the Freehold.

The lease details, service charge and ground rent are to be confirmed shortly.

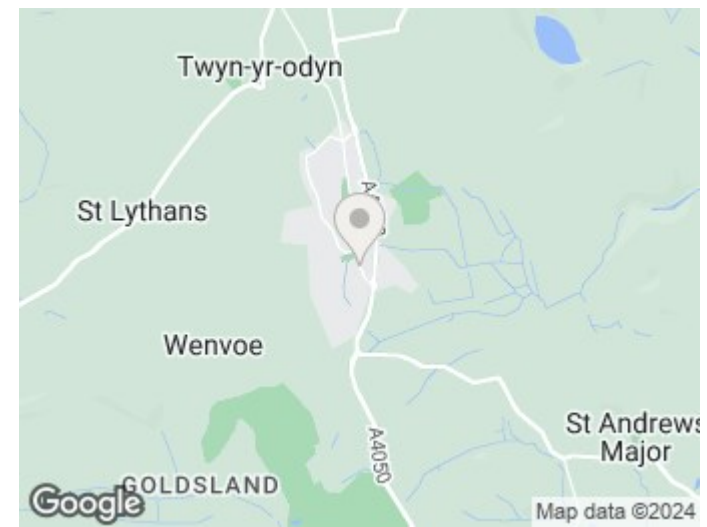
Each apartment enjoys electric smart radiators with Bluetooth enabled smart controls, Fibre broadband and Sky television capabilities.

Council Tax Band - F



Total area: approx. 70.3 sq. metres (756.6 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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