



20 Penarth Portway
Penarth, Vale of Glamorgan, CF64 1SQ

Watts
& Morgan



20 Penarth Portway

Penarth, Vale of Glamorgan, CF64 1SQ

£875,000 Freehold

3 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A unique opportunity to purchase a spectacular three bedroom mid-terrace townhouse enjoying spectacular Marina views, Located on the exclusive Penarth Portway and conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway. Accommodation briefly comprises; entrance hallway, spacious living room enjoying spectacular water views, spacious double bedroom with ensuite en-suite. Ground floor hallway, spectacular open-plan kitchen/living/dining room with access to a rear deck and water views, utility room and ground floor cloakroom. Second floor landing and two further spacious double bedrooms, both with en-suites. Externally the property benefits from a block paved driveway providing off-road parking for several vehicles and enclosed rear garden enjoying Marina views and access to a mooring. Being sold with no onward chain. EPC Rating; 'TBC'.

Directions

Penarth Town Centre – 0.6 miles

Cardiff City Centre – 3.1 miles

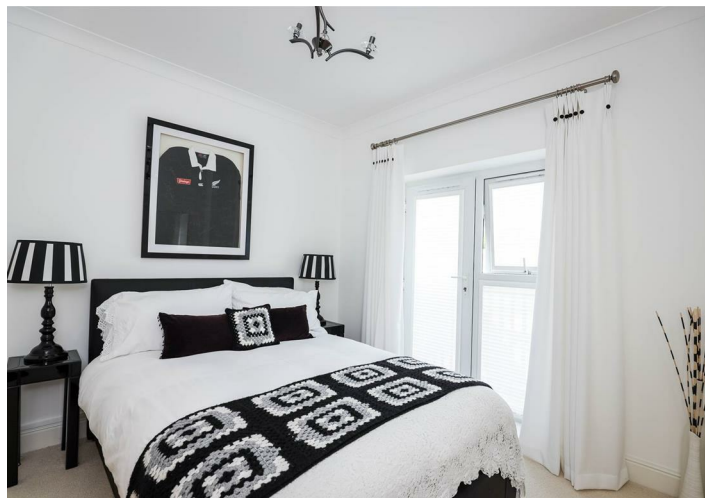
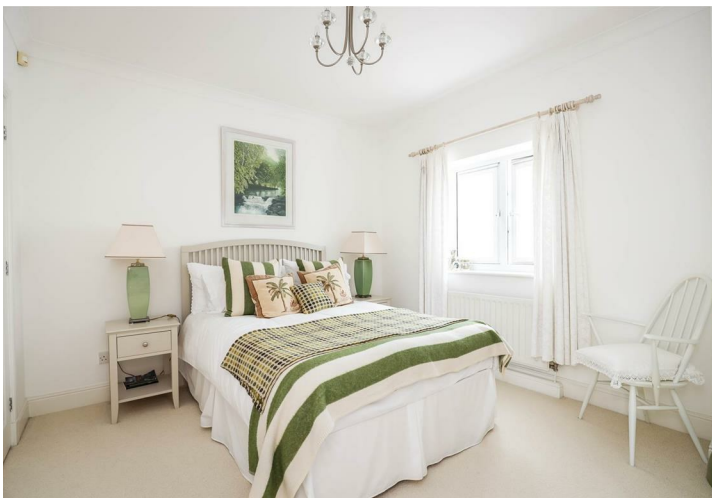
M4 Motorway – 9.3 miles

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Summary of Accommodation

FIRST FLOOR

Entered via a composite door into a welcoming hallway benefiting from carpeted flooring, a recessed storage cupboard, two carpeted staircases leading to the ground floor and second floor, a wall mounted alarm panel and a uPVC double-glazed window to the front elevation.

The living room benefits from carpeted flooring, a central ceiling light-point and a large uPVC double-glazed window set within a feature arch to the rear elevation providing spectacular water views.

Bedroom three is a spacious double bedroom enjoying carpeted flooring, two recessed storage cupboards, a uPVC double-glazed window with bespoke fitted blinds to the front elevation and a Juliette balcony. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a pedestal wash hand basin and WC. The en-suite further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights and an extractor fan.

GROUND FLOOR

The spectacular open-plan kitchen/dining/living room is the heart of the home and enjoys tiled flooring with under-floor heating, recessed ceiling spotlights, a recessed under-stair storage cupboard, versatile uPVC double-glazed French doors with bespoke fitted blinds to the front elevation, large uPVC double-glazed windows and uPVC double-glazed French doors providing access to the rear garden and providing yet more uninterrupted views over Penarth Marina. The kitchen showcases a range of wall and base units with granite work surfaces. Integral 'Neff' appliances to remain include; an electric oven, a combination microwave, a warming drawer, a 5-ring electric hob with extractor fan over, a fridge/freezer, a dishwasher and a 'Caple' wine cooler. The kitchen further benefits from a feature splashback, an inset stainless steel bowl and a half sink with a mixer tap over and waste disposal unit and a feature island unit with granite work surfaces.

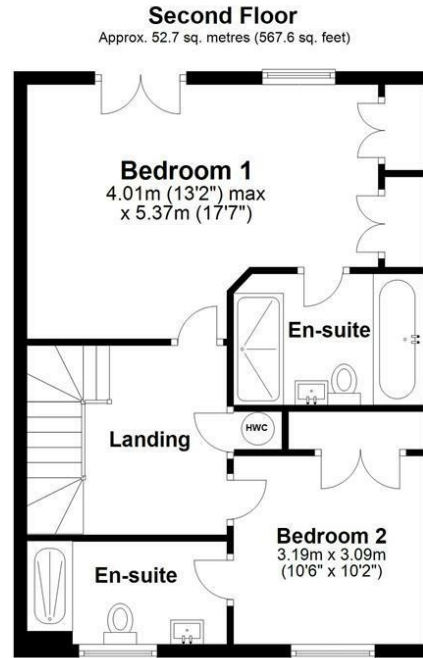
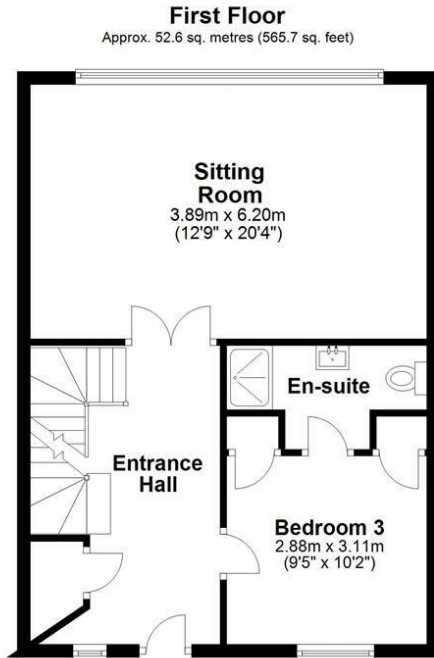
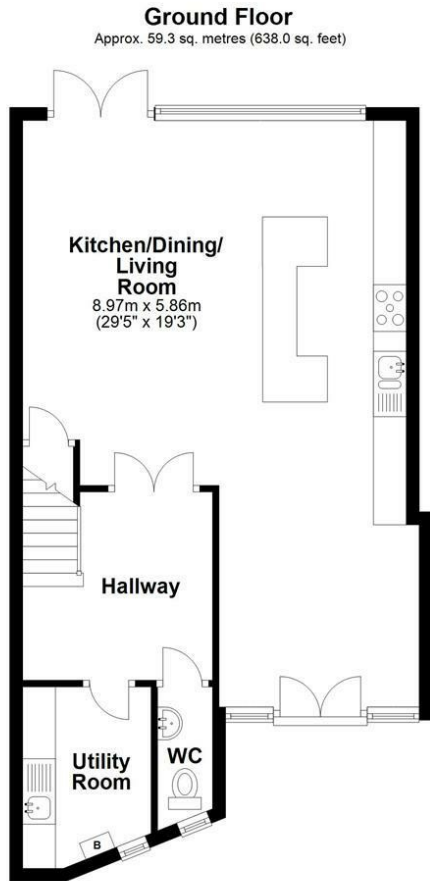
The utility room has been fitted with a range of wall and base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from tiled flooring, partially tiled walls, a wall-mounted 'Glow-worm' boiler, a stainless steel sink with a mixer tap over, recessed ceiling spotlights, an extractor fan and a uPVC double-glazed window to the front elevation.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a pedestal wash hand basin and a WC. The cloakroom further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan and a uPVC double-glazed window to the front elevation.

SECOND FLOOR

The second floor landing benefits from carpeted flooring, a recessed storage cupboard housing the 'Megaflo' hot water cylinder and a loft hatch providing access to the loft space.

The primary bedroom is a spacious double bedroom benefiting from carpeted flooring, two recessed wardrobes, a uPVC double-glazed window to the rear elevation and a uPVC double-glazed door with a Juliette balcony providing yet more elevated views. The en-suite has been fitted with a 4-piece white suite comprising; a large walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held attachment, a panelled bath with a hand-held attachment and a wash hand basin and WC set within a vanity unit. The en-suite further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan and a wall-mounted chrome towel radiator.



Total area: approx. 164.6 sq. metres (1771.3 sq. feet)

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

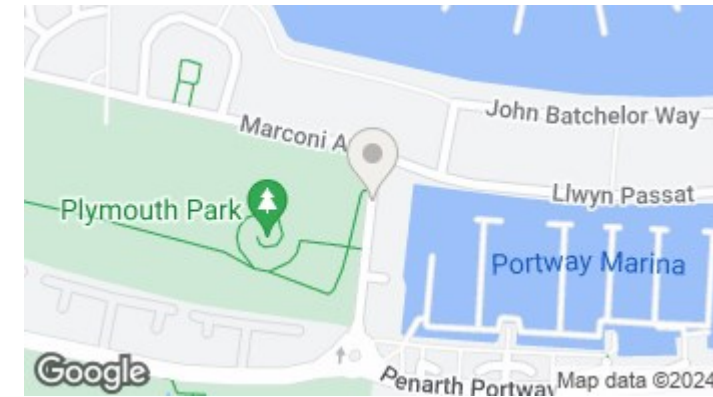
Bedroom two is a spacious double bedroom and enjoys carpeted flooring, two recessed storage wardrobes and a uPVC double-glazed window with bespoke fitted blinds to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a wall-mounted chrome towel radiator and an obscured uPVC double-glazed window to the front elevation.

GARDENS AND GROUNDS

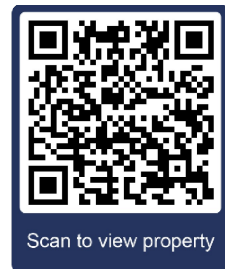
20 Penarth Portway is approached off the road onto a block paved driveway providing off-road parking for several vehicles. The tiered rear garden is laid with composite decking with feature glass balustrades and provides ample space for outdoor entertaining and dining. The property further benefits from a mooring to the rear of the property.

SERVICES AND TENURE

All mains services connected. Freehold.
Council Tax is Band 'H'.



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



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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