



St Brides House

Flat 3, St Brides House
Penarth, CF64 1AR

Watts
& Morgan

Flat 3 St Brides House

Kymin Road, Penarth CF64 1AR

£219,950 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A spacious, well-presented first floor apartment located in close proximity to Penarth Town Centre. Conveniently located to local amenities, Cardiff City Centre and Penarth Marina. Accommodation briefly comprises: entrance hall, sitting room with a private balcony, kitchen/breakfast room, two spacious double bedrooms and a family bathroom. Externally the property enjoys a communal garden and allocated parking. Being sold with no onward chain. EPC Rating: 'B'.

Directions

Penarth Town Centre – 0.4 miles

Cardiff City Centre – 3.7 miles

M4 Motorway – 9.8 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Communal entrance - secure communal entrance with stairs to all floors. The apartment is located on the first floor.

Entered via a hardwood door into an entrance hall benefiting from tiled flooring and a recessed storage cupboard. The spacious sitting room benefits from carpeted flooring, a central feature electric fireplace, uPVC double glazed windows to the front elevation with a uPVC glazed door providing access onto a private balcony which offers ample space for outdoor entertaining and dining.

The kitchen/breakfast room has been fitted with a range of base and wall units with roll top laminate work surfaces. Integral appliances to remain include: a 'Beko' 4-ring electric hob with extractor hood over, a 'Cooke & Lewis' electric oven, a 'Hotpoint' washing machine, a 'Cata' fridge freezer and a 'Cata' dishwasher. The kitchen further benefits from tiled flooring, partially tiled splashback, a stainless steel bowl sink, recessed ceiling light point and a uPVC double glazed window to the rear elevation.

Bedroom one is a spacious double bedroom which enjoys carpeted flooring, a central ceiling light point and uPVC double glazed windows to the front elevation.

Bedroom two is another generously sized double bedroom enjoying carpeted flooring and uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from tiled flooring, an electric chrome mounted radiator, a central ceiling light point and tiled splashback.

GARDENS & GROUNDS

The apartment benefits from a communal garden which is predominantly laid to lawn and enjoys a variety of mature shrubs and borders. The property also enjoys allocated parking.

SERVICES & TENURE

We have been reliably informed the apartment is Leasehold – approximately 979 years remaining.

We have been reliably informed the service charge is approximately £1650 per annum.

We have been reliably informed the ground rent is approximately £150 per annum.

Council Tax Band - 'D'



First Floor

Approx. 73.5 sq. metres (791.2 sq. feet)

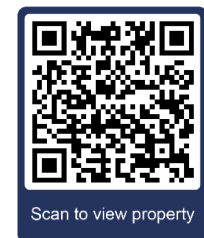


Total area: approx. 73.5 sq. metres (791.2 sq. feet)

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.

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | 81 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

**Watts
& Morgan**