



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

Watts  
& Morgan



# 15 Penarth Portway

Penarth, Vale of Glamorgan, CF64 1SQ

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**£835,000 Freehold**

3 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A well presented, three bedroom mid-terraced town house enjoying spectacular Marina views. Situated 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 elevated water views, spacious double bedroom with ensuite and access to a balcony. Ground floor hallway, open plan kitchen/dining/living room with access to the rear garden. Second floor landing with two spacious double bedrooms both with ensuites. Externally the property benefits from a block paved driveway providing off-road parking for several vehicles beyond which is an integral single garage and a private and enclosed rear garden enjoying further Marina views. EPC Rating: 'TBC'.



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## 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

### GROUND FLOOR

The ground floor hallway benefits from tiled flooring and two wooden doors providing access to the utility room and cloakroom.

The utility room has been fitted with a range of 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 'Worcester' boiler, recessed ceiling spotlights and a uPVC double glazed window to the front elevation.

The cloakroom serving the downstairs 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 and an obscure uPVC double glazed window to the front elevation.

The kitchen/dining room/living room benefits from continuation of tiled flooring, recessed ceiling spotlights, an under-stair storage cupboard, a door providing access to the garage and a uPVC glazed door with a glazed side panel providing access to the rear garden. The kitchen has been fitted with a range of wall, base and tower units with granite work surfaces. Integral appliances to remain include; a fridge, a freezer, a 'Neff' dishwasher and a freestanding 'Belling' Range cooker with a 5 ring hob. The kitchen further benefits from partially tiled splashback, recessed ceiling spotlights, a bowl and a half stainless steel sink with a mixer tap over and a uPVC double glazed window to the rear elevation enjoying views over the Marina.

### FIRST FLOOR

Entered via a composite door into a welcoming hallway enjoying engineered wood flooring, recessed ceiling spotlights, a wall mounted alarm panel, a recessed storage cupboard, a carpeted staircase leading down to the ground floor and a second carpeted staircase leading to the second floor.

The spacious living room benefits from continuation of engineered wood flooring, decorative mouldings, feature wall lights and a uPVC double glazed window set within a feature arch providing elevated views over Penarth Marina.

Bedroom three is a double bedroom enjoying continuation of engineered wood flooring, two recessed storage cupboards and a uPVC double glazed door with a glazed side panel and bespoke fitted blinds providing access to the front balcony. The ensuite 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 ensuite further benefits from tiled effect Luxury Vinyl Tile (LVT) flooring, partially tiled walls, recessed ceiling spotlights and an extractor fan.



## SECOND FLOOR

The second floor landing enjoys carpeted flooring, a recessed storage cupboard housing the hot water cylinder, recessed ceiling spotlights and a loft hatch with an in-built loft ladder providing access to the loft space.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, two recessed wardrobes, recessed ceiling spotlights, a uPVC double glazed window with bespoke fitted blinds to the rear elevation and uPVC double glazed French doors with a Juliette balcony and bespoke fitted blinds to the rear elevation providing yet more spectacular views over the Marina. The ensuite has been fitted with a 4-piece white suite comprising; a shower cubicle with a thermostatic shower over, a panelled bath with a hand-held shower attachment, a pedestal wash-hand basin and a WC. The ensuite further benefits from tile effect LVT flooring, tiled walls, recessed ceiling spotlights, an extractor fan and a wall mounted chrome towel radiator.

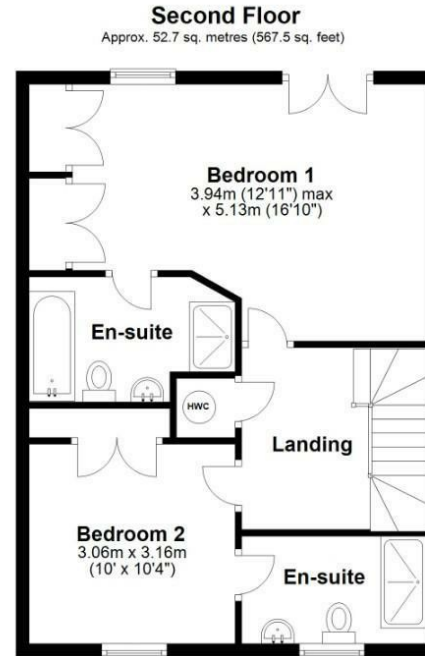
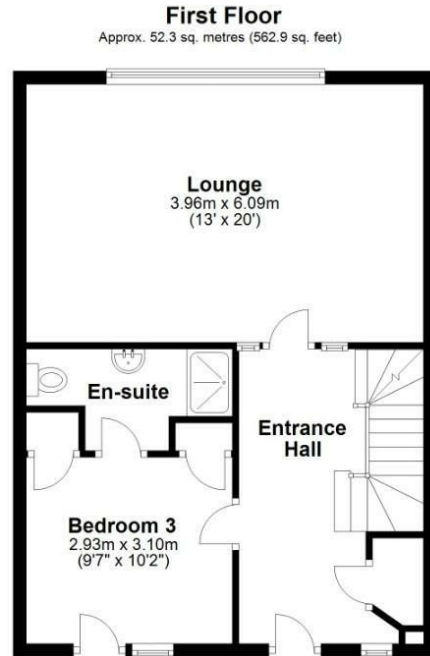
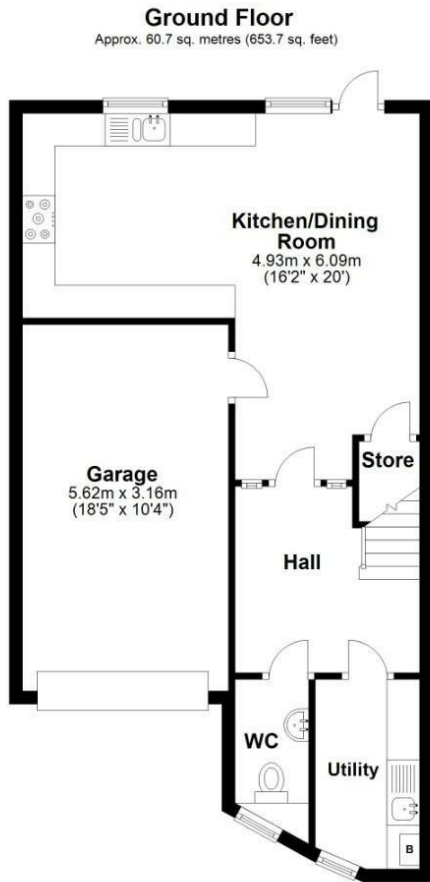
Bedroom two is another double bedroom enjoying carpeted flooring, a range of recessed wardrobes and a uPVC double glazed window to the front elevation enjoying views over the park. The ensuite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a pedestal wash-hand basin and a WC. The ensuite further benefits from tile effect LVT flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan and an obscure

## GARDEN & GROUNDS

15 Penarth Portway is approached off the road onto a block paved driveway providing off-road parking for several vehicles, beyond which is an integral single garage with an electric door. The property further benefits from an external bin store located under the stairs. The decked rear garden provides ample space for outdoor entertaining and dining.

## ADDITIONAL INFORMATION

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



Total area: approx. 165.8 sq. metres (1784.2 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	74	
(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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