



The Townhouse, 8 Pen Y Garth Mansions, 2 Stanwell Road  
Penarth, Vale Of Glamorgan, CF64 3EA

Watts  
& Morgan







# The Townhouse, 8 Pen Y Garth Mansions, 2 Stanwell Road

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**£750,000 Leasehold**

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

An immaculately presented, four bedroom town house situated in the heart of Penarth town centre. Conveniently located to local amenities, Penarth Pier, Cardiff City Centre and the M4 Motorway. The high spec accommodation briefly comprises; entrance hall, cloakroom, living room, spectacular open plan kitchen/dining room with bi-folding doors providing access to the rear garden and utility room. First floor landing, three double bedrooms, study area, shower room and family bathroom. Second floor landing, spacious master suite enjoying elevated water views over Bristol Channel with a dressing room and en-suite. Externally the property enjoys a private gated entrance providing off-road parking with additional visitor parking available and a beautifully landscaped, South-facing rear garden. EPC rating 'C'.

## Directions

Penarth Town Centre – 0.0 miles

Cardiff City Centre – 3.7 miles

M4 Motorway – 9.7 miles

Your local office: Penarth

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## Ground Floor

Entered via a partially glazed composite door into a welcoming hallway enjoying tiled flooring, decorative wall panelling, a recessed storage cupboard, a wall-mounted audio/visual intercom system, recessed ceiling spotlights and a carpeted staircase leading to the first floor with glass balustrades, feature wall panelling, motion sensor lighting and an understairs storage cupboard.

The sitting room benefits from carpeted flooring, recessed ceiling spotlights, decorative wall panelling, a bespoke fitted media wall with feature lighting, storage and feature electric fireplace and a uPVC double-glazed window with bespoke fitted shutters to the front elevation.

The spectacular open-plan kitchen/dining room is the focal point of the home and enjoys wood effect luxury vinyl tile flooring with underfloor heating, feature exposed brick walls, recessed ceiling spotlights, three feature pendant lights, a sky lantern, a uPVC double-glazed window and two sets of uPVC double-glazed bi-folding doors providing access to the rear garden. The superb 'Sigma 3' kitchen showcases a range of wall, base and tower units with quartz work surfaces. Integral appliances to remain include; two 'Samsung' smart dual cook flex ovens, a 'Caple' fridge/freezer, a 'Baumatic' dishwasher, a second under-counter 'Caple' fridge, a 'Caple' wine cooler and a 'Elica' 4-ring induction hob with a built-in downdraft extractor fan. The kitchen further benefits from matching quartz upstands, a double 'Belfast' sink with a 'Quooker' instant hot, chilled and sparkling water tap over, two bin drawers, a cupboard housing the wall-mounted ideal boiler and a central feature island unit with a quartz work surface, breakfast bar overhang and USB charging points.

The utility room has been fitted with a range of wall and base units with a quartz work surface. Integral appliances to remain include; a fridge/freezer, a 'Baumatic' washing machine and a 'Candy' tumble dryer. The utility room further benefits from continuation of wood effect luxury vinyl tile flooring with underfloor heating, recessed ceiling spotlighting, matching quartz upstands, an extractor fan and a glazed uPVC door providing access to the rear garden.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece suite comprising; a floating wash hand basin and a WC. The cloakroom further benefits from continuation of feature tiled flooring, decorative wall panelling, recessed ceiling spotlights, an extractor fan and an obscure uPVC double-glazed window to the front elevation.



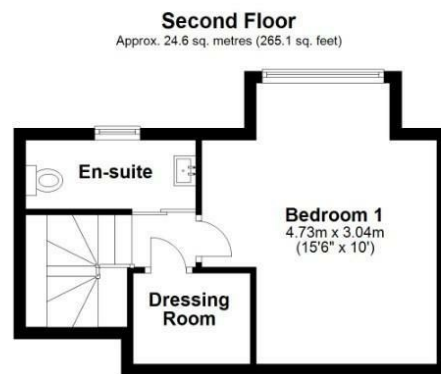
## First Floor

The first floor landing benefits from engineered oak wood flooring, a recessed storage cupboard housing an 'Ideal' hot water tank, recessed ceiling spotlights and a carpeted staircase leading to the second floor.

Bedroom two is a spacious double bedroom enjoying carpeted flooring, recessed ceiling spotlights and a uPVC double glazed window with 'Abode' fitted shutters to the front elevation.

The shower room has been fitted with a 3-piece white suite comprising; a corner glass shower cubicle with a thermostatic rainfall shower over, a wash-hand basin set within a vanity unit and a WC. Further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights and an obscured uPVC double glazed window to the front elevation.





Total area: approx. 139.1 sq. metres (1497.6 sq. feet)

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

### The Townhouse , 8 Pen y Garth Mansions, Penarth

The study area enjoys continuation of engineered oak flooring and a uPVC double glazed window with 'Abode' fitted shutters to the front elevation.

Bedroom three is a another spacious double bedroom enjoying carpeted flooring, recessed ceiling spotlights and large floor to ceiling uPVC double glazed windows to the rear elevation.

Bedroom four is a further double bedroom benefiting from carpeted flooring, recessed ceiling spotlights and large floor to ceiling uPVC double glazed windows to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic rainfall shower, a pedestal wash-hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls and recessed ceiling spotlights.

### Second Floor

The second floor landing benefits from carpeted flooring and recessed ceiling spotlights.

The master bedroom is a spacious double bedroom enjoying carpeted flooring, recessed ceiling spotlights, a hatch providing access to eaves storage and a uPVC double glazed window to the rear elevation providing elevated partial sea views. The master suite further benefits from a dressing area and an en-suite fitted with a 2-piece white suite comprising; a wash-hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights and a 'Velux' roof light.

### Garden & Grounds

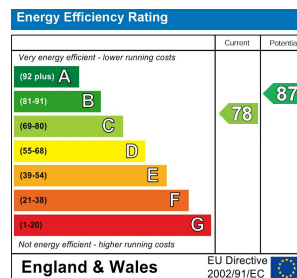
The Townhouse is approached off the road via an electric gate and enjoys a private driveway providing off-road parking with additional visitor parking available. The beautifully landscaped, South-facing, low maintenance tiled rear garden enjoys outdoor lighting and provides ample space for outdoor entertaining and dining. The property further benefits from an outdoor storage shed.

### Additional Information

Leasehold - 999 years from 2019 (approx. 994 years remaining)  
We have been reliably informed that the Service Charge £848 per annum.

All mains services connected.

Council tax band 'F'.



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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