



Garden Apartment, 118 Windsor Road
Penarth, CF64 1JN

Watts
& Morgan

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Penarth CF64 1JN

£179,950
Leasehold - Share of Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A two bedroom, lower ground floor garden apartment found a short walk from local transport links. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance porch, kitchen/dining room, living room, double bedroom, single bedroom, utility area and bathroom. Externally the property benefits from a low maintenance South-West facing private garden and a detached garage. Being sold with no onward chain. EPC rating 'C'.

Directions

Penarth Town Centre – 0.2 miles

Cardiff City Centre – 3.0 miles

M4 Motorway – 9.0 miles

Your local office: Penarth

T: 02920 712266 (1)

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Summary of Accommodation

Accommodation

Entered via a partially glazed uPVC door with a glazed side panel into a porch benefiting from a decked floor. A set of uPVC double glazed French doors provide access into the kitchen/dining room which has been fitted with a range of wall and base units solid wood work tops. Integral appliances to remain include; an electric oven, a 4-ring electric hob with extractor fan over, a fridge/freezer and a dishwasher. The kitchen/dining room further benefits from tiled flooring, partially tiled splashback and recessed ceiling spotlights. The living room enjoys carpeted flooring and recessed ceiling spotlights.

Bedroom one is a double bedroom and benefits from carpeted flooring and a set of uPVC double glazed French doors with a glazed side panel providing access to the garden.

Bedroom two is a single bedroom benefitting from carpeted flooring, a wall mounted combi boiler and a full height uPVC double glazed window to the rear elevation.

The utility area has been fitted with a roll top laminate work surface. Space and plumbing has been provided for freestanding white goods. The utility area further benefits from vinyl flooring and tiled walls.

The bathroom has been fitted with a 3-piece suite comprising; a "P" shaped panelled bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from tiled flooring, tiled walls, a wall mounted chrome towel radiator and an extractor fan.



Gardens & Grounds

The Garden Apartment at 118 Windsor Road benefits from a low maintenance paved garden and a pedestrian gate providing access to the rear lane.

The property further benefits from a detached single garage.

Additional Information

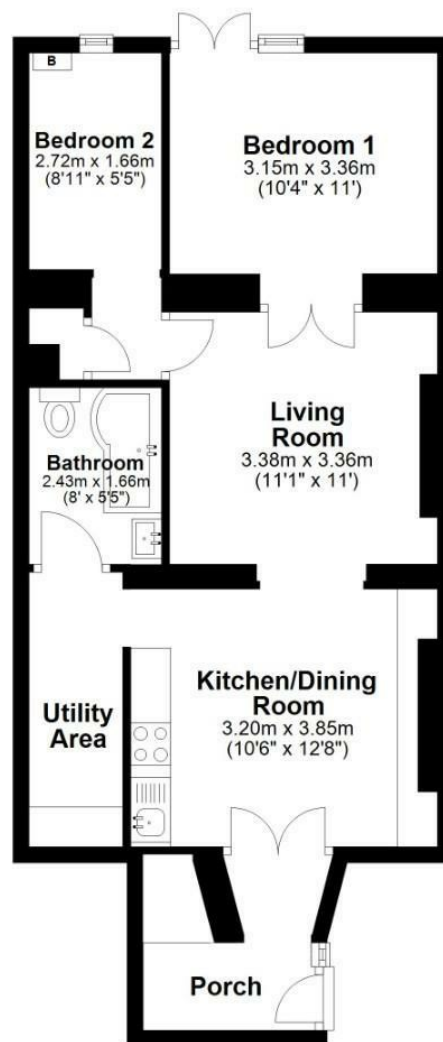
Leasehold – Share of Freehold (250 year lease).

All mains services connected.

Council tax band 'B'.

Lower Ground Floor

Approx. 56.0 sq. metres (602.6 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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



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