



33, Mariners Heights
Penarth, CF64 1QJ

Watts
& Morgan

33 Mariners Heights

Penarth CF64 1QJ

£169,950 Leasehold - Share of Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A spacious two bedroom, first floor apartment enjoying partial elevated views. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, open-plan living/dining room, kitchen, two double bedrooms and a bathroom. Externally the property benefits from extensive un-allocated resident parking with additional visitor spaces available. Being sold with no onward chain. EPC rating; 'B'.

Directions

Penarth Town Centre – 0.5 miles

Cardiff City Centre – 4.0 miles

M4 Motorway – 9.9 miles

Your local office: Penarth

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Summary of Accommodation

Accommodation

A secure communal entrance with front and rear access and stairs to each floor. Apartment 33 is located on the first floor. Entered via a solid wooden door into a hallway benefitting from carpeted flooring, a wall-mounted intercom system and a recessed storage cupboard housing the hot water cylinder.

The living/dining room enjoys carpeted flooring, a double-glazed wooden window and a double-glazed box bay wooden window to the front elevation providing partial elevated views.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a 'Hotpoint' electric oven and a 4-ring electric hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, partially tiled splash-back and a stainless steel sink with a mixer tap over.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of recessed wardrobes and a wooden double-glazed box bay window to the rear elevation.

Bedroom two is another double bedroom benefitting from carpeted flooring and a wooden double-glazed window to the rear elevation.

The bathroom has been fitted with a 4-piece suite comprising; a panelled bath, a pedestal wash hand basin, a shower cubicle with an electric shower over and a WC. The bathroom further benefits from tiled flooring, partly tiled walls, an extractor fan and a wall-mounted chrome towel radiator.

Gardens & Grounds

33 Mariners Heights is approached off the road onto a communal car park benefitting from extensive residents parking with additional visitor spaces available.

Additional Information

Leasehold - Share of Freehold. 99 years from 1988 (63 years remaining). The Lease will be increased by 99 years upon completion of the sale.

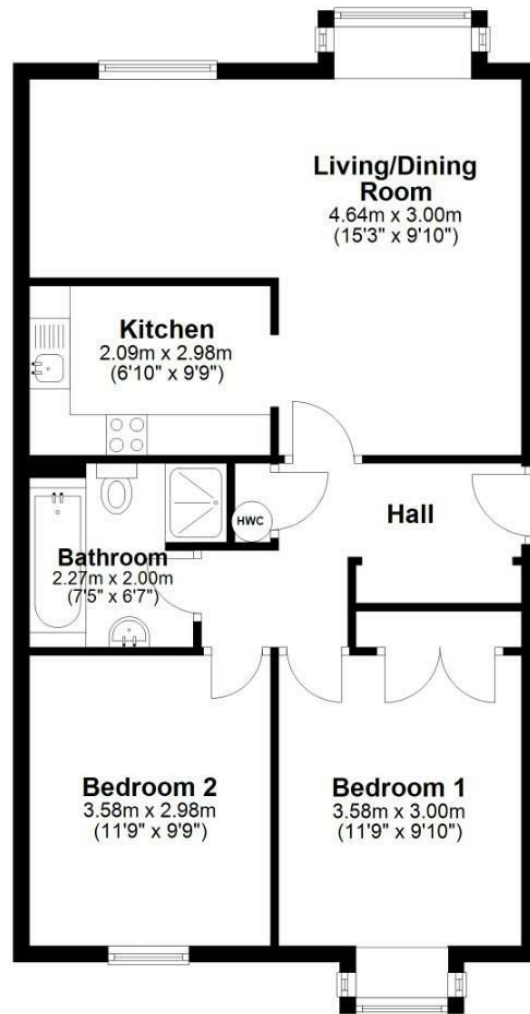
Electric and water mains services connected.

We have been reliably informed that the Service Charge is approx. £1844pa.

Council tax band 'D'.

First Floor

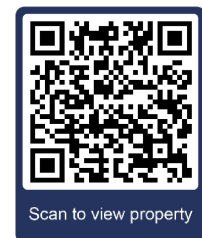
Approx. 66.8 sq. metres (719.5 sq. feet)



Total area: approx. 66.8 sq. metres (719.5 sq. feet)

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	82	83
(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



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