



8, Custom House Place
Penarth, CF64 1TP

Watts
& Morgan

8 Custom House Place

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£325,000 Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A stylish and contemporary two bedroom end terrace home, situated in a prime spot within the ever popular Penarth Marina, boasting spectacular Cardiff Bay and Barrage views. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Beautifully renovated and finished to a high specification by its current owners, the accommodation briefly comprises; entrance porch, spacious living room, rear hallway and kitchen. First floor landing, two double bedrooms and a bathroom. Externally the property benefits from a low maintenance rear garden and one allocated parking space with EV charger. EPC rating 'D'.

Directions

Penarth Town Centre – 0.9 miles

Cardiff City Centre – 3.7 miles

M4 Motorway – 9.8 miles

Your local office: Penarth

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Summary of Accommodation

Ground Floor

Entered via a partially glazed uPVC door into a porch benefitting from wood effect luxury vinyl tile (LVT) flooring.

A second wooden door leads into a spacious, dual aspect living room enjoying continuation of wood effect LVT flooring, two feature ceiling lights, two contemporary upright radiators, a uPVC double-glazed window to the side elevation and uPVC double-glazed windows to the front elevation boasting spectacular barrage views.

The rear hall benefits from wood effect LVT flooring, a wooden staircase with a stylish carpet runner, feature panelling and lighting leading to the first floor and a partially glazed door providing access to the rear garden.

The sleek, modern kitchen showcases a range of wall and base units with quartz work surfaces. Integral appliances to remain include; a 'Bush' electric oven, a 'Cookpad' 3-ring electric hob with an extractor fan over, a fridge/freezer, a 'CDA' dishwasher, 'CDA' microwave and a 'Candy' washing machine. The kitchen further benefits from continuation of wood effect LVT flooring, a feature marble effect splash-back, under-counter lighting, an under-mounted stainless steel sink with a boiling water tap over and a uPVC double-glazed window to the rear elevation enjoying views over Penarth Marina.

First Floor

The first floor landing enjoys wood effect LVT flooring, a feature ceiling light and a hatch with a built in ladder providing access to the loft space.

Bedroom one is a spacious double bedroom benefitting from continuation of wood effect LVT flooring, feature wall panelling and lighting, a range of built-in wardrobes with mirrored sliding doors and a uPVC double-glazed window to the front enjoying further elevated water views.

Bedroom two is another double bedroom and benefits from continuation of wood effect LVT flooring, a range of fitted wardrobes with a fold-down double 'Murphy' bed, a recessed storage cupboard housing the hot water cylinder and a uPVC double-glazed window to the rear elevation enjoying further marina views.

The bathroom has been fitted with a 3-piece white suite comprising; a tile panelled bath with a thermostatic rainfall shower over and a handheld shower attachment, a wash hand basin with a wall mounted tap and a WC. The bathroom further benefits from wood effect LVT flooring, tile effect 'Multipanel' walls, a wall-mounted feature LED mirror with anti-mist function, an extractor fan and an obscure uPVC double-glazed window to the side elevation.

Gardens & Grounds

8 Custom House Place benefits from a private and enclosed, low maintenance courtyard style rear garden laid with porcelain tiles and an outdoor storage cupboard housing the wall-mounted 'Baxi' boiler. The property further benefits from one allocated parking space with EV charger and additional visitor parking available.

Additional Information

All mains services connected.

Freehold.

We have been reliably informed the Service Charge is £33.50pcm towards upkeep of communal areas.
Council tax band 'E'.

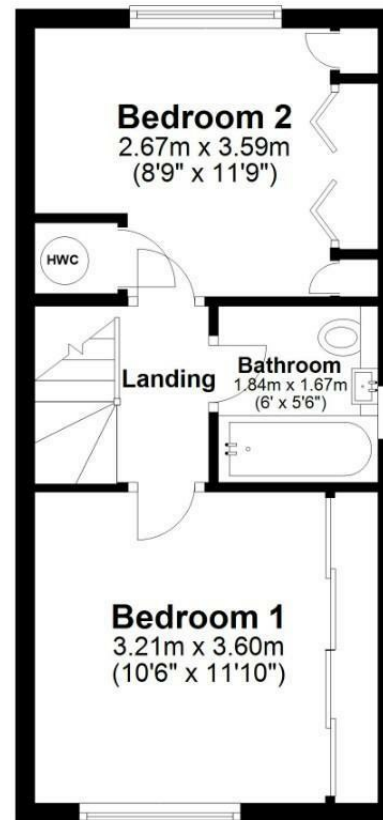
Ground Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



First Floor

Approx. 28.5 sq. metres (306.5 sq. feet)



Total area: approx. 58.8 sq. metres (633.2 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		87
(81-91) B		
(69-80) C		63
(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	

