



17 The Pinnacle, Trem Elai  
Penarth, CF64 1TF



## 17 The Pinnacle, Trem Elai Penarth, CF64 1TF

---

**£149,950** Leasehold

### 1 Bedroom : 1 Bathrooms : 1 Reception Rooms

Watts & Morgan are delighted to market this spacious one bedroom fourth floor apartment in the desirable 'Penarth Heights' development. Enjoying panoramic views over Penarth Town Centre and across Cardiff Bay. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The property briefly comprises: entrance hall, a spectacular open plan living/kitchen/dining room with a balcony, a spacious master bedroom and a family bathroom. The property further benefits from a gated parking area with an allocated parking space. Being sold with no onward chain. EPC Rating: 'B'.

---

#### Directions

- Penarth Town Centre 0.9 miles
- Cardiff City Centre 3.4 miles
- M4 (J33) 9.6 miles

---

#### Your local office: Penarth

T 02920 712266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)







## Summary of Accommodation

### ACCOMMODATION

Secure communal entrance accessed via a fob with stairs and lifts to all floors. 17 The Pinnacle is located on the fourth floor. Entered via a solid door into a welcoming entrance hall which benefits from carpeted flooring, a door intercom system and a large recessed cupboard housing the wall mounted 'Baxi' combi boiler with space and plumbing provided for freestanding white goods.

The spacious open plan kitchen/living/dining room is the focal point of the apartment which enjoys carpeted flooring, a uPVC double glazed window to the side elevation and uPVC sliding doors providing access onto a decked balcony area which enjoys panoramic views over Penarth Town Centre and Cardiff Bay.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Integral 'Bosch' appliances to remain include: a 4-ring gas hob with extractor hood over, an oven and a fridge freezer. The kitchen further benefits from a stainless steel bowl and a half sink, tiled splashback, recessed ceiling spotlights and laminate flooring.

The bedroom is a spacious double bedroom which enjoys carpeted flooring and a uPVC double glazed window to the side elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a thermostatic shower over, a pedestal wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from laminate flooring, partially tiled walls, recessed ceiling spotlights and a wall mounted chrome towel radiator.

### GARDENS AND GROUNDS

The property benefits from one allocated parking space entered via a secure gated parking area.

### SERVICES AND TENURE

All mains services connected. Leasehold.

Leasehold - 125 years from 2010 (approx. 115 years remaining).

We have been reliably informed that the service charge is approx. £1848 per annum which includes building insurance and the ground rent is approx. £150 per annum.



## Fourth Floor

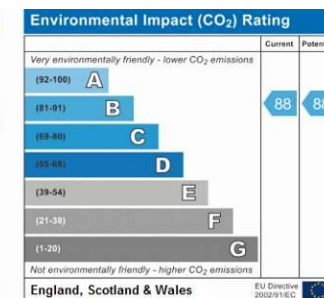
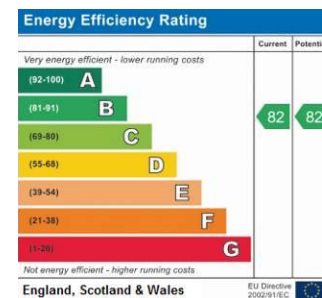
Approx. 43.8 sq. metres (471.1 sq. feet)



Total area: approx. 43.8 sq. metres (471.1 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.



### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

### London

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

