



St Donats House

2 St Donats House, Kymin Road
Penarth, CF64 1AS

Watts
& Morgan

2 St Donats House Kymin Road

Penarth CF64 1AS

£235,000 Leasehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A spacious two bedroom, ground floor apartment in need of modernisation. Conveniently located to Penarth town centre, local amenities, Cardiff city centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, open plan living/dining room, kitchen, two spacious double bedrooms and a family bathroom. Externally the property benefits from one allocated parking space, a communal garden and a storage shed. Being sold with no onward chain. EPC rating 'E'.

Directions

Penarth Town Centre – 0.4 miles

Cardiff City Centre – 3.7 miles

M4 Motorway – 9.8 miles

Your local office: Penarth

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Summary of Accommodation

ACCOMMODATION

Communal entrance is accessed via a key code with stairs to all floors. Apartment 2 is located on the ground floor.

Entered via a solid hardwood door into a hallway benefiting from carpeted flooring and a recessed storage cupboard.

The spacious living/dining room enjoys carpeted flooring, a central feature electric fireplace, a recessed storage cupboard and a uPVC double glazed door with double glazed side panels providing access to the front elevation.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from vinyl flooring, tiled walls, a recessed storage cupboard housing the wall mounted 'Main' boiler and a uPVC double glazed window to the rear elevation.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes and three uPVC double glazed windows to the front elevation.

Bedroom two is another double bedroom benefiting from carpeted flooring and a uPVC double glazed window to the rear elevation.

The bathroom has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from wood effect vinyl flooring, panelled walls and a wall mounted towel radiator.

GARDENS & GROUNDS

2 St Donats House is approached off the road with one allocated parking space to the rear of the property. The property further benefits from communal gardens predominantly laid to lawn with a variety of mature shrubs and borders and a storage shed.

GARDENS & GROUNDS

All mains services connected.

Leasehold (999 years from 2003 so 978 years remaining).

Council tax band 'D'.

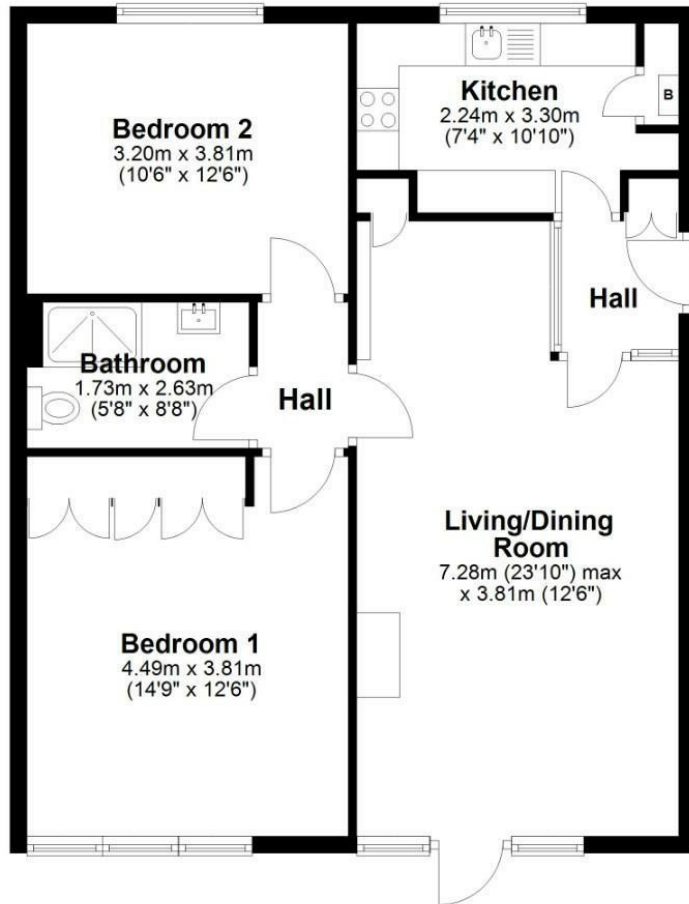
We have been reliably informed that the service charge is £1650 per annum.

We have been reliably informed that the ground rent is £150 per annum.



Ground Floor

Approx. 74.2 sq. metres (798.5 sq. feet)



Total area: approx. 74.2 sq. metres (798.5 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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