

4 Andrews Buildings Stanwell Road Penarth CF64 2AA

All enquiries: 029 2070 7999

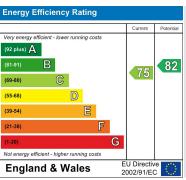
Sales and general enquiries: info@shepherdsharpe.com Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday 9am – 5.30pm Saturday 9am – 5pm

Ground Floor Approx. 813.6 sq. feet



Total area: approx. 813.6 sq. feet



SHEPHERD SHARPE



6 Ty Gwendollen Marconi Avenue

Penarth Marina CF64 1SS

£290,000

A lovely first floor, two double bedroom apartment with river and Bay views, built in 2003 by Bellway Homes to a high specification. Comprises spacious hallway with two large cupboards, stunning lounge/dining room, separate kitchen, two good size double bedrooms, en-suite bathroom and separate shower room. Large walk on balcony with great views, two allocated parking spaces. Stylishly presented, fitted carpet, electric heating, double glazing. Leasehold.









Stylish communal areas leading to first floor. Attractive veneered door to private hallway.

Hallway

Spacious open hallway with attractive veneered doors to all rooms, large airing cupboard with pressurised hot water cylinder and shelving, access to fuse box, storage radiator, carpet, decorated in neutral colours.

Living/Dining Room

22'2" x 12'5" (6.76m x 3.79m)

A lovely bright and light living space. uPVC double glazed windows and doors looking onto the river, access to balcony. Decorated in neutral colours, coved ceiling, recessed spotlights, electric radiators, fitted carpet.

Balcony

13'1" x 4'7" (4m x 1.4m)

Glass and metal balustrade, composite flooring, great views of river and Bay out towards the barrage.

Kitchen

9'0" x 7'8" (2.75m x 2.34m)

An attractive wood effect kitchen with metal effect worktops, attractive tiling, sink with half bowl and drainer, lever mixer tap. Integrated electric oven and stainless finish, Smeg hob electric and extractor, built-in fridge/freezer, extraction, tiled floor, separate switch for all appliances. uPVC double glazed window to side.

Bedroom 1

13'1" x 8'5" (4.0m x 2.57m)

A double bedroom. uPVC double glazed window to front looking across the car park. Carpet, electric radiator, built-in wardrobes, decorated in white.

En-Suite

8'7" x 6'3" (2.62m x 1.92m)

Attractively tiled throughout. Comprising panelled bath with Briston electric shower, wash hand basin and wc with built-in storage and concealed plumbing. Shaver point, mirror, downlighting, extractor, wall heater, chrome radiator. uPVC double glazed window with frosted glass.

Bedroom 2

13'3" x 8'11" (4.06m x 2.73m)

A good size second double bedroom. uPVC double glazed window to front looking across the car park and out to landscaped gardens and grounds. Carpet, decorated in white, electric radiator.

Shower Room

5'10" x 5'6" (1.80m x 1.70m)

Fully tiled shower room. Comprising corner shower enclosure, low level wc and wash basin with built-in storage beneath. Mirror with light fitting, modern downlighting, extractor fan, chrome radiator.

Communal Areas

Excellent parking to the front of the building with two allocated parking spaces and visitor parking, bin storage, bike storage.

Lease Details

Lease 999 years from 1st January 2001

Ground Rent £218.38 p.a.

Maintenance/Service Charge (include water rates) £2,978.88 p.a.



Council Tax Band F £3,068.02 p.a. (25/26)

Post Code CF64 1SS





