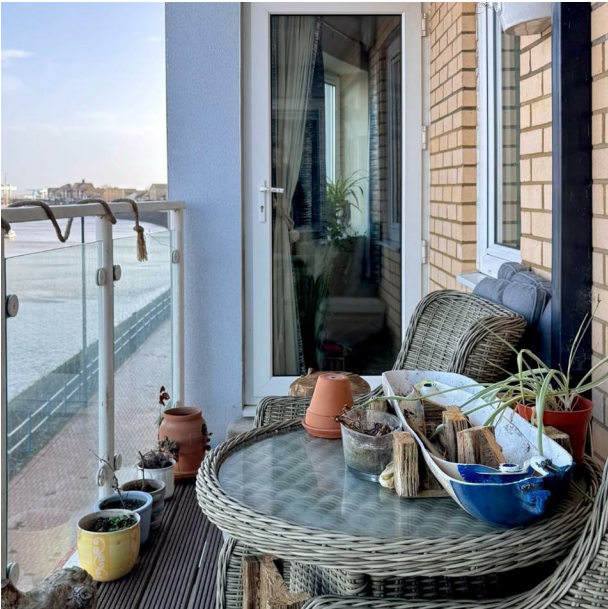


8 Ty Gwendollen Marconi Avenue



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharp.com
Lettings enquiries: lettings@shepherdsharp.com

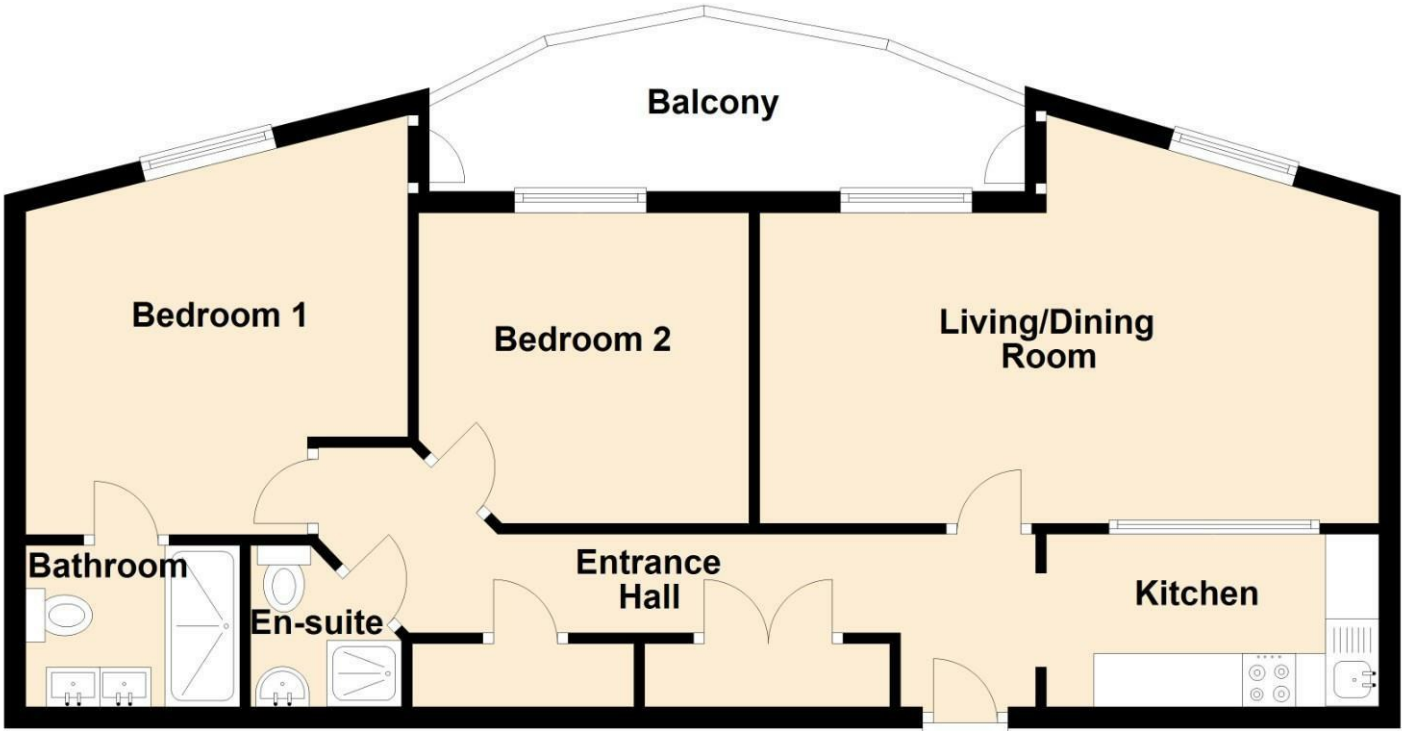
Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE



Second Floor

Approx. 61.7 sq. metres (664.6 sq. feet)



Total area: approx. 61.7 sq. metres (664.6 sq. feet)

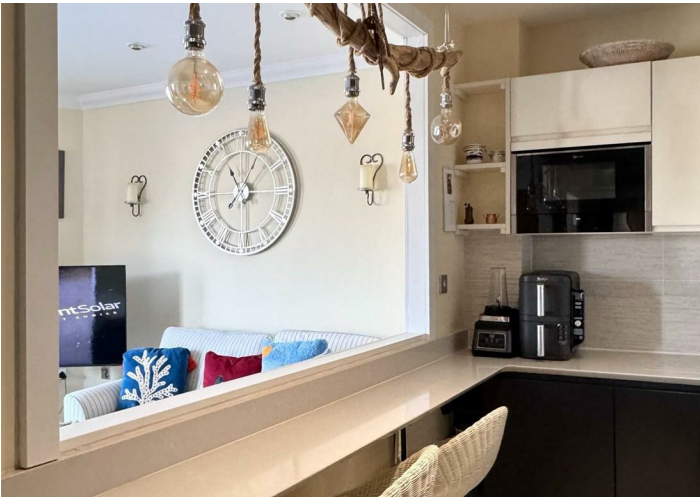
8 Ty Gwendollen

Penarth Marina CF64 1SS

£249,950

A lovely two bedroom second floor apartment situated in Penarth Marina with great river views looking across to Cardiff Bay, city centre and Channel. The property has a large walk on balcony, new kitchen, bathroom and shower room, modern electric heaters, it was refurbished in 2022 and redecorated throughout. Comprises open plan hallway, through to kitchen, good size lounge/dining room with great views of the river, access to balcony, two bedrooms, new en-suite bathroom and shower room. Gated secure parking with two car parking spaces plus visitor spaces. Leasehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(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		



Veneered door to hallway.

Hallway

The hallway is now part open plan to the kitchen, door through to the lounge/dining room, inner door to L shaped hallway. Carpet, electric radiator, veneered doors to all rooms, double doors to cloaks cupboard with storage, separate airing cupboard with pressurised tank (replaced 2025).

Living/Dining Room

18'11" (max) x 13'2" (5.79m (max) x 4.02m)

A wide room with good view of the river, Channel and Cardiff Bay, access to large balcony. Neutral decoration, carpet, new electric radiator. Wide opening through to kitchen.

Kitchen

10'8" x 5'10" (3.26m x 1.80m)

A new well appointed kitchen finished in dark blue, white contrast worktops, built under sink with Quooker tap and cut away drainer, composite pale grey marble effect countertop, pale tiling. Integrated appliances include double oven with grill, Neff 450 dishwasher, plumbing for small washing machine, Neff induction hob with matching black glass extractor above, Neff combination microwave, Neff fridge and freezer. Downlighting, tiled floor, countertop breakfast bar for two.

Balcony

16'0" x 4'8" (4.90m x 1.43m)

A large walk on balcony with metal and glass balustrade, access from both bedroom one and lounge/dining room. Great views looking out across the river towards the city centre, surrounding countryside and Channel.

Bedroom 1

13'1" x 11'1" (4.0m x 3.38m)

A lovely double bedroom. uPVC double glazed window and door providing great natural light, access to balcony and views of the river, Cardiff Bay and Channel. Carpet, slimline electric radiator, decorated in neutral colours.

En-Suite Bathroom

5'5" x 8'1" (1.67m x 2.47m)

A beautifully presented and upgraded en-suite shower room (completed in 2022). Comprising large shower enclosure, shower screen, contemporary black shower fittings, double wash hand basin with drawers beneath and matching wc. Attractive tiling, extraction, down lighters, shaver point, underfloor heating, electric toothbrush chargers.

Bedroom 2

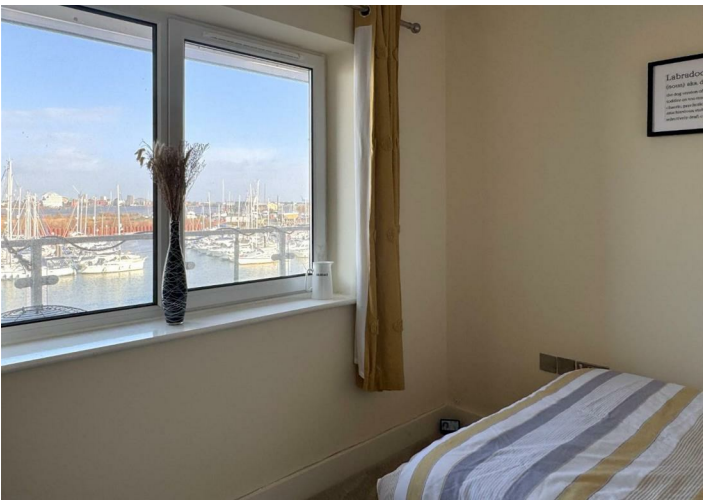
10'2" x 8'2" (plus fitted wall bed) (3.11m x 2.5m (plus fitted wall bed))

A small double bedroom. uPVC double glazed window with great views of the river and Cardiff Bay. Carpet, presently used as an office/guest bedroom, double wall bed with integrated fitted wardrobe.

Shower Room

5'9" x 5'9" (1.77m x 1.76m)

Fully tiled comprising corner shower enclosure with chrome shower fitting, pedestal wash basin with lever mixer tap, twin flush wc. Attractive tiling, contrast floor tiling, extractor, down lighting, chrome ladder radiator.



Communal Areas

Two allocated car parking spaces, visitor parking.

Lease Details

Lease 999 years from 2003.

Ground Rent £233.34 p.a.

Service Charge/ Maintenance £2,720.84 p.a.

Council Tax

Band F £3,068.02 p.a. (25/26)

Post Code

CF64 1SS