



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

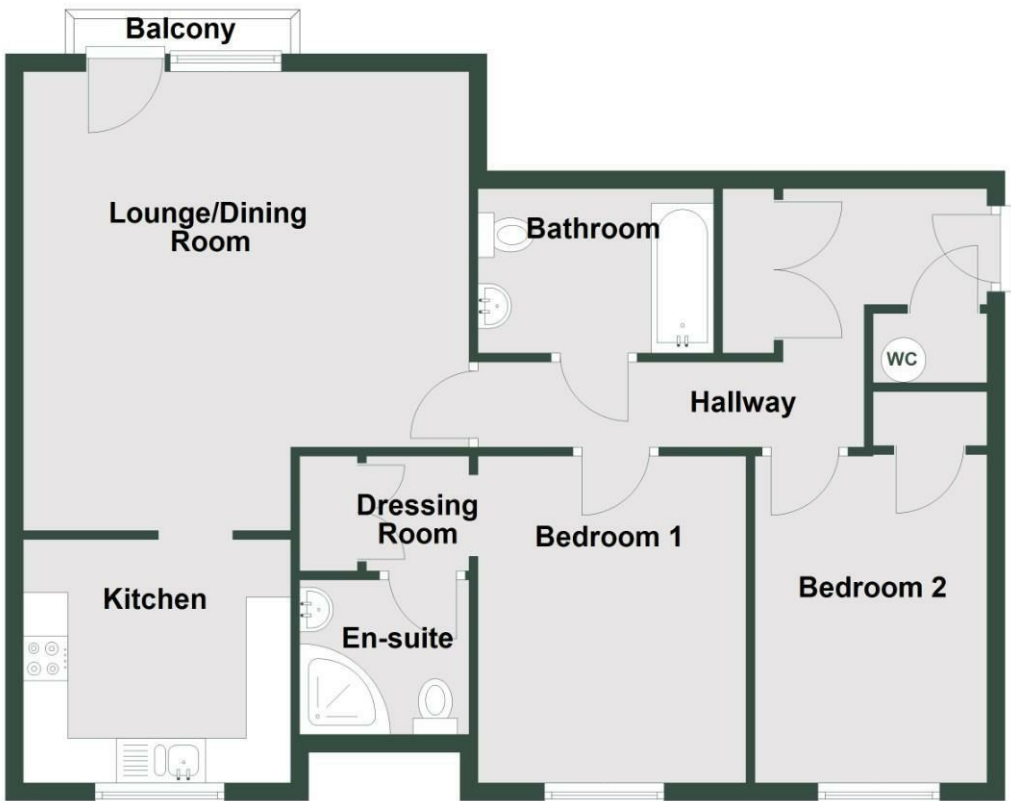
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**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

SHEPHERD SHARPE



Ground Floor



Total area: approx. 77.5 sq. metres (833.7 sq. feet)  
**8 Ty Westonia**

8 Ty Westonia Pierhead View

Penarth Marina CF64 1SJ

Situated overlooking the river and with great views is this very nicely appointed and much well cared for second floor two double bedroom apartment. Communal access to all floors, private front door to apartment, a spacious hallway with airing and cloaks cupboard, well proportioned lounge/dining room, bright and sunny south facing kitchen, two double bedrooms with built-in wardrobes, en-suite shower room and bathroom. Secure parking, double glazing, electric heating, grey carpet throughout. Leasehold.

£235,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	80
EU Directive 2002/91/EC		
England & Wales		



8 Ty Westonia Pierhead View



A well presented communal hallway with automatic lighting and heating, access from communal areas via lift or staircase to second floor.

Front door to hallway.

**Hallway**

Grey carpet throughout, electric radiator, large storage cupboard with hot water cylinder (replaced in 2023 and serviced in 2024), cloaks cupboard with double doors. Attractive natural wood veneered doors to all rooms.

**Lounge/Dining**

17'0" x 16'4" (5.19m x 5.00m)

A spacious lounge/dining with lovely views looking out across the river to the White Water rafting centre, city and beyond. Double glazed aluminium powder coated French doors leading out onto balcony. Two slimline electric radiators, open archway through to the kitchen.

**Kitchen**

9'10" x 8'0" (3.00m x 2.46m)

Large powder coated double glazed aluminium south facing window to rear. The kitchen has been extremely well maintained with shaker style oak effect cupboards, contrast worktop. Integrated Neff combination microwave, oven, electric hob, extractor, dishwasher, washer dryer, attractive tiled splashback and floor, space for fridge and freezer, modern downlighting.

**Bedroom 1**

12'0" x 9'3" (plus dressing area) (3.67m x 2.82m (plus dressing area))

A double bedroom. Powder coated double glazed south facing window to rear with pretty open aspect. Carpet, slimline electric radiator, built-in wardrobes.

**En-Suite**

5'8" x 5'8" (1.75m x 1.74m)

Attractively finished and remodelled. Comprising corner shower enclosure with chrome shower fitting, large wash basin with lever mixer tap and built-in storage, concealed plumbing, twin flush wc, all in white with chrome accessories. Attractive grey tiling, vinyl flooring, chrome ladder radiator, extractor, shaver point, mirror.

**Bedroom 2**

8'6" x 12'0" (2.60m x 3.68m)

A good size second bedroom. Powder coated double glazed south facing window to rear. Carpet, neutral decoration, slimline electric radiator, large built-in wardrobe.

**Bathroom**

8'6" x 5'10" (2.61m x 1.80m)

The original suite in immaculate condition. Comprising panelled bath with shower screen and shower over, close coupled wash basin and wc with built-in panelling and storage beneath, electric radiator, attractive tiling, modern lighting, extractor.

**Outside**

Secure parking.

8 Ty Westonia Pierhead View



**Lease Details**

Lease 999 years from 30th April 2001  
Ground Rent £191.02 p.a. paid half yearly.  
Maintenance/Service Charge £2,152.12 p.a. (24/25) paid half yearly.

**Council Tax**

Band F £3,068.02 p.a. (25/26)

**Post Code**

CF64 1SJ