









About the property

NO CHAIN The perfect place for a family to call home, this modern property is set over three floors with spacious living accommodation and beautiful views of Penarth Marina. Upon entering the property there is a good sized hallway that leads to a downstairs toilet, kitchen/dining area and partially converted garage space now used as an office area. To the outside there is a courtyard garden that has been tastefully decorated providing an area to sit out, entertain and take in the relaxing marina views. On the first floor there is a brilliant sized bedroom with an immaculate ensuite and a spacious living room with doors opening to a Juliet balcony providing views of the Marina. Following up to the final floor there are a further three good sized bedrooms and a shower room. Other property benefits include off road parking for two cars and the ability to reinstate the garage back to full use if required.

Perfectly located with local highly regarded restaurants within walking distance, close to super markets and a short distance from Penarth town centre. You can also take peaceful walks alongside the Marina and to Cardiff Bay. A perfect place for a family to love and cherish. Viewings are definitely advised for this gorgeous property.

Accommodation

Ground Floor

Entrance Hallway

Entrance hallway providing access to partially converted garage, kitchen / diner and storage cupboard. Further benefits from base and wall units with worktop over. Space under worktop for washing machine and fridge. Tiled flooring, radiator and powerpoint(s).

Office Area Garage

9' 6" x 9' 5" (2.90m x 2.87m) Partially converted garage currently being used as an office room. Storage area.

Cloakroom / Wc

Downstairs cloakroom / wc with two piece suite comprising low level wc and pedestal wash hand basin. Tiled floor.

Kitchen Dining

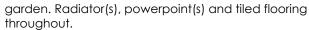
15' 1" MAX x 18' 8" MAX (4.60m MAX x 5.69m MAX)

A bright and spacious open plan kitchen and dining room. The kitchen is fitted with a comprehensive range of wall and base units, contrasting work surfaces and an inset stainless steel 'one and a half' bowl sink and drainer. Breakfast bar area. The kitchen also comprises built-in oven and a five burner gas hob with cooker hood over. Integrated appliances within the kitchen include a fridge freezer, dishwasher and wine cooler. The dining area provides ample space for dining table and chairs making it the ideal family space or space for entertaining. Double glazed window to rear aspect and french doors providing access to the courtyard









First Floor

First Floor Landing

First floor landing area providing access to bedroom one and lounge. Powerpoint.

Bedroom 1

13' 8" MIN to wardrobes x 9' 10" (4.17m MIN to wardrobes x 3.00m)
A double bedroom with mirrored wardrobes.

Ensuite

A three piece suite comprising low level wc with concealed cistern, wash hand basin with vanity unit under and walk-in shower. Fully tiled flooring and walls, radiator.

Lounge

15' 11" x 12' 7" MIN (4.85m x 3.84m MIN)
A bright and spacious family lounge with double glazed window to the rear aspect. French doors to the rear

window to the rear aspect. French doors to the rear aspect opening to juliet balcony providing views of the Marina. Radiator(s) and powerpoint(s).



Second Floor

Second floor landing area providing access to bedrooms two, three and four and family bathroom. Powerpoint. Loft hatch with retractable ladder.

Bedroom 2

9' 6" MIN x 8' 9" MIN (2.90m MIN x 2.67m MIN) Double bedroom with two double glazed windows to front elevation and fitted mirrored wardrobes. Radiator(s) and powerpoint(s).

Bedroom 3

14' MIN to wardrobes x 9' 9" (4.27m MIN to wardrobes x 2.97m)

Double bedroom with feature 'bay style' windows to front elevation with views over the Marina. Radiator, powerpoint(s) and built-in storage cupboard.

Bedroom 4

12' 8" x 6' 7" (3.86m x 2.01m) Window to front elevation with views over the Marina, radiator(s) and powerpoint(s).

Shower Room



A white three-piece suite comprising low level wc with concealed cistern, pedestal wash hand basin and walkin shower. Fully tiled walls and flooring with contrast tiles in shower, heated towel rail.

Outside Space

The property is located in the idyllic location of Penarth Marina.

To the front of the property there is off road parking for two vehicles. To the rear of the property there is a walled courtyard garden that has been tastefully decorated to provide a relaxing area to sit out and entertain. The rear courtyard garden enjoys views of the Marina beyond and also benefits from a gate providing easy access to the Marina.























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