



Ty Charlotte Marconi

£225,000

- Underfloor heating in lounge/diner
- Gated Secure Access via Fob Access
- Balcony with Water Views
- Modern kitchen with integrated appliances
- Two allocated parking spaces
- Walking distance to local shops, coffee shops and eateries
- EPC Rating: C





About the property

*** A MUST SEE *** Take a look at this stunning apartment overlooking the marina - complete with spacious lounge/diner which benefits from underfloor heating; a modern kitchen with integrated appliances, as well as two allocated parking spaces outside. Fob access gated community.

Accommodation

Entrance To Property

Entry via secure gates, with access to two car parking spaces, Key Fob entry to the building

Entrance Hall

Enter through wooden door to the apartment, the hallway offers access to all rooms, and has storage cupboards, one includes the water heating tank. The apartment also benefits from an intercom system.

Living / Dining Area

22' 4" max x 17' 1" max (6.81m max x 5.21m max)

Upvc double glazed windows and doors gives access to the balcony with spectacular views, smooth ceiling with inset spotlights. Fully tiled floor with underfloor heating, wall mounted electric radiator, powerpoints and tv outlet.



Bedroom 1

11' x 8' 8" (3.35m x 2.64m)

Upvc double glazed window to the front, offering built in wardrobe, fully carpeted, wall mounted radiator and has power and tv points

Bedroom 2

8' 8" x 7' 2" (2.64m x 2.18m)

Upvc Double glazed window to the front, Fitted wardrobes, fully carpeted, wall mounted radiator, and power points

Bathroom

Fitted with a three piece suite, including double walk-in shower with screen, hand basin with vanity unit under, and low level wc. Wall mounted towel warmer. Panelled and tiled walls, and fully tiled floor

Kitchen

11' 4" x 6' 9" (3.45m x 2.06m)

Smooth ceiling with inset spotlighting, fitted with a range of wall and base units with complementing work surface over, integrated appliances comprise of 4 ring electric hob, with fan over, oven, washing machine, and undercounter fridge and freezer. Stainless sink and drainer. Fully tiled floor and splashback with powerpoints available

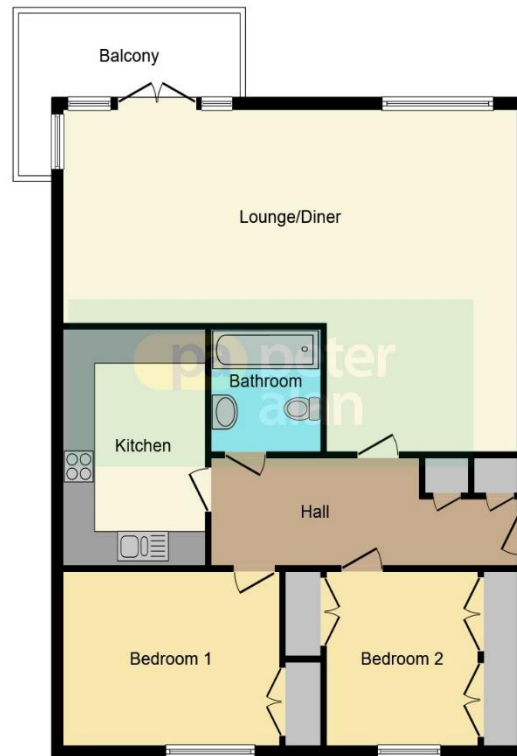
External Features

Two designated parking spaces, refuse point, and direct access to promenade

02920 703799

penarth@peteralan.co.uk

Floorplan



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