



Custom House Place, £250,000

- Marina Location
- Fronting directly onto the waterside
- 2 bedrooms & bathroom upstairs
- living room with picture window
- kitchen to the rear
- Private parking space
- Vacant Possession
- EPC Rating: D



 2  1  1



About the property

This 2 bedroom terrace home located facing the water near the barrage in Penarth is a fantastic opportunity for a range of buyers. Custom House place so called as it sides onto the historic old Custom House building on the edge of Penarth Marina. This property is all about the location with direct front views over the water and ease of access to Penarth centre as well as local walks along the barrage and surrounding areas.



Accommodation

Living Room

15' 8" x 11' 4" (4.78m x 3.45m)

A bright, front aspect room with a full height picture window and views across to the barrage, there are electric panel heaters, wood effect laminate flooring and door through to the kitchen as well as stairs leading to the first floor. The front door opens to a pedestrian area overlooking the barrage and waterside.

Kitchen

6' x 11' 4" (1.83m x 3.45m)

A fitted kitchen with eye & base level units and work surfaces as well as a built in oven and hob as well as plumbing for a washing machine.

The rear door then leads out to an enclosed garden space and the private parking space.

Landing

With access to bedrooms and bathroom.

Bedroom 1

11' 2" x 11' 3" into wardrobe space (3.40m x 3.43m into wardrobe space)

A front aspect room with a picture window and waterside views out to the barrage and beyond. The room is measured into the wardrobe space and narrows slightly nearer the door. There is wood effect laminate flooring and electric wall panel heaters.

Bedroom 2

10' 8" x 5' 3" (3.25m x 1.60m)

A rear aspect room.

Bathroom

A three piece suite comprising a WC, pedestal wash hand basin and panel enclosed bath. Part tiled walls and a window to the rear.

Outside

The area to the front of the property is a pedestrian walkway and easy access to the walks in the surrounding area across the barrage and around the marina. The custom house venue is a short walk and Penarth centre a short drive away.

To the rear is an enclosed garden area which leads out to the private and visitor parking spaces.

02920 703799

penarth@peteralan.co.uk



Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

