



# Plas St. Pol De Leon, Penarth

£165,000

- ONE BEDROOM APARTMENT
- LARGE LOUNGE DINER
- FITTED KITCHEN
- DOUBLE BEDROOM WITH FURNITURE
- EPC Rating: B



02920 703799

penarth@peteralan.co.uk



## About the property

We are happy to offer for sale this purpose built 1 bedroom flat based in the Marina with views from the balcony across to the waterway via the courtyard. A lovely setting with ease of access to the rail station, walks along the barrage, local shops and amenities, as well as being a short drive into Penarth centre.

The property is located on the first floor landing with a personal door to the lobby and main hallway. Other accommodation briefly comprises a large L-shaped living / dining room with access to the balcony and a door through to the well equipped kitchen. Off the hallway are the double bedroom and 3 piece bathroom suite as well.

The property is offered with vacant possession so arrange your viewing early to avoid disappointment.

## 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.

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## Accommodation

### Living / Dining Room

A large L-shaped living/dining room with a super balcony overlooking the courtyard across to the waterway. Ample space for a Bistro style table and chairs.

### Kitchen

A lovely fitted kitchen with a built in oven and hob as well as plumbing for a washing machine and space for an upright fridge freezer. A window overlooks the front of the property.

### Bathroom

A generously sized bathroom with a WC, pedestal wash hand basin and a panel enclosed bath with a shower over.

### Bedroom

A super, double bedroom with a range of fitted wardrobes along one length. The window overlooks the courtyard.

### Lobby & Hallway

A lobby and further door leads to the long hallway with doors off to the bedroom, bathroom and living room.

### Outside