

Selling with us

Property Details Approval Form

53 Llwyn Passat, Penarth,
South Glamorgan, Wales, CF64
1SE

Date: 13 December 2024

Property Ref and Version: PTH303915 - 0003

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

£280,000

Tenure: Leasehold

Key Features

- Council Tax Band - D
- Prime Location
- Ground Floor
- Marina Views
- Two Substantial Bedrooms
- Refurbished Throughout
- No Onward Chain
- Allocated Parking
- EPC Rating: C

Short Description

This immaculate ground-floor flat features two substantial bedrooms, a modern bathroom, a newly refurbished kitchen and a reception room benefitting from delightful views over Portway Marina and is ideally located near Penarth Town Centre and Cardiff Bay.

Long Description

Presenting an immaculate flat for sale, situated in a prime location with delightful views over Portway Marina. This property offers a unique opportunity for those seeking the perfect combination of comfort and convenience.

This stunning residence features two substantial bedrooms, one modern bathroom, and an inviting reception room. The property has been recently refurbished throughout with new carpets and a renovated kitchen and bathroom, resulting in a home that is ready for immediate occupation.

The kitchen, a hub of the home, has been thoughtfully designed to incorporate stylish fittings and fixtures. A spacious reception room provides the perfect setting for entertaining or relaxing after a long day, with large arched windows letting in plenty of natural light.

This property is positioned on the ground floor, making accessibility a breeze. It is ideally suited as a first-time buy or for those looking to downsize, offering a comfortable living space that caters to all needs.

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The location is a standout feature of this property. It is in close proximity to a range of amenities in Penarth Town Centre, including a variety of restaurants and bars. For outdoor enthusiasts, walks over Cardiff Barrage to Cardiff Bay are easily accessible.

In addition, this property comes with the added benefit of no onward chain, ensuring a smooth and hassle-free transition for the new owner.

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Room Description

Hallway

Living Room

14' 8" x 14' 5" (4.47m x 4.39m)

Kitchen

11' 11" x 6' 10" (3.63m x 2.08m)

Bedroom One

13' 9" x 9' 8" (4.19m x 2.95m)

Bedroom Two

12' 3" x 7' 10" (3.73m x 2.39m)

Bathroom

6' 10" x 6' 3" (2.08m x 1.91m)

Allocated Parking

Communal Grounds

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Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Approval

	Signature	Date
Richard Golten		
Mr S.J. Campbell		