



## Church Avenue, £250,000

- SPACIOUS TWO BEDROOM MAISONETTE
- LARGE SITTING ROOM
- GREAT SIZE KITCHEN
- SHOWER ROOM
- GARAGE & OFF ROAD PARKING
- CHAIN FREE
- PRIME FOR MODERNISATION
- EPC Rating: Awaited



 2
  1
  1





## About the property

A rare opportunity to acquire a spacious two double bedroom maisonette in one of Penarth's most sought-after locations, just a short stroll from the iconic Penarth Pier, seafront and the wide range of shops, cafés and amenities the town has to offer.

This attractive property benefits from its own private entrance, leading to stairs rising to the first floor where you'll find well-proportioned accommodation throughout. The maisonette offers two generous double bedrooms, a bright and comfortable sitting room, a large kitchen with excellent potential, and a shower room. The layout provides a superb canvas for buyers looking to modernise and add value, making it ideal for both owner-occupiers and investors alike.

Further enhancing the appeal is the rarity of parking for two vehicles alongside a private garage, a highly desirable feature in this central Penarth location. The property is offered chain free, allowing for a smooth and straightforward purchase, and the combination of space, location and potential makes this a standout opportunity.

With its prime position, excellent accommodation and scope for improvement, this fantastic maisonette is a must view. Early viewing is highly recommended to fully appreciate all that this property has to offer.





## Accommodation

**Ground Floor Lobby**

**Landing**

**Living Room**

19' x 11' 7" ( 5.79m x 3.53m )

**Kitchen/Diner**

14' 7" x 10' 9" ( 4.45m x 3.28m )

**Bedroom 1**

11' 3" x 10' 2" ( 3.43m x 3.10m )

**Bedroom 2**

11' 7" x 9' 8" ( 3.53m x 2.95m )

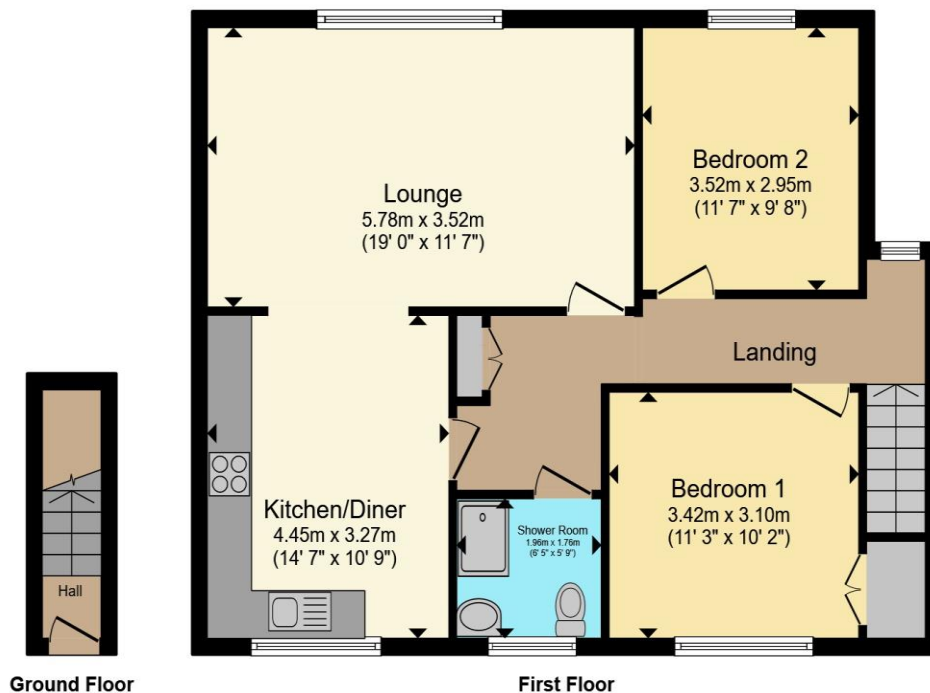
**Shower Room**

**Outside/Parking/Garage**

02920 703799

penarth@peteralan.co.uk

## Floorplan



Total floor area 74.5 m<sup>2</sup> (802 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



## 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

