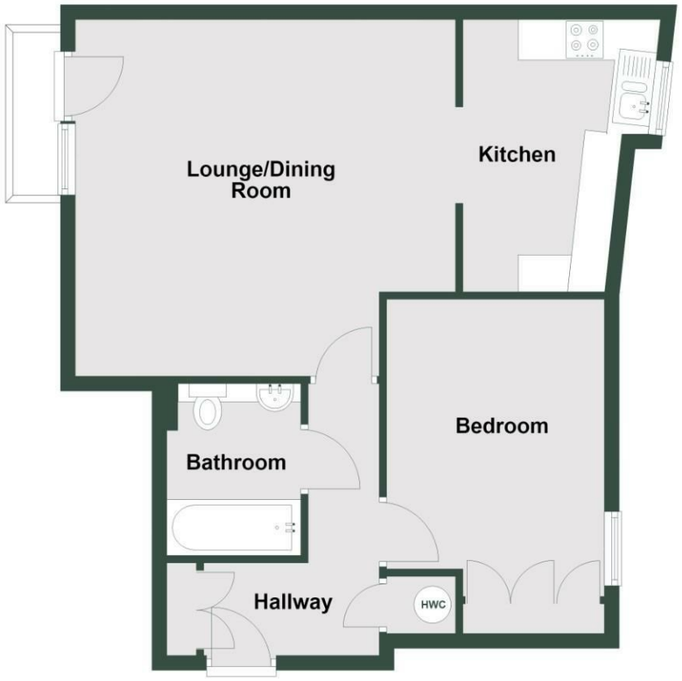
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

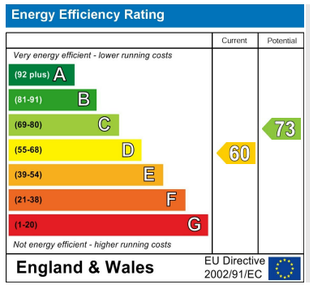
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

Ground Floor



Total area: approx. 57.1 sq. metres (614.1 sq. feet)
3 Ty Gwalia



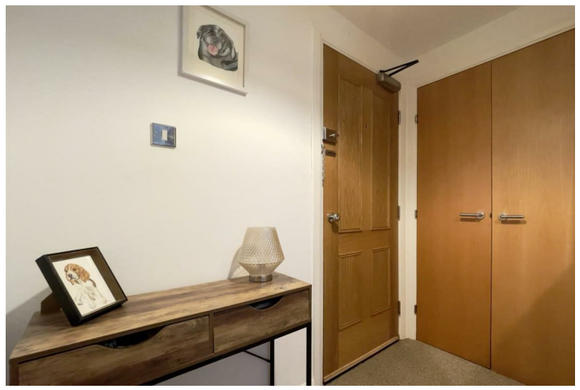
SHEPHERD SHARPE

3 Ty Gwalia Pierhead View

Penarth Marina CF64 1SJ

A spacious one bedroom ground floor apartment with river views. The entrance can be via the parking area or from the main road. Communal hallway, door to apartment, spacious L-shaped hallway, large cloaks cupboard and airing cupboard, large lounge/dining room, balcony, separate kitchen, double bedroom with built-in wardrobes and spacious bathroom. Electric heating, double glazed powder coated windows. Secure allocated parking. Leasehold. NO FORWARD CHAIN.

£187,500



Communal Hallway

Front door to hallway.

Hallway

Spacious L shaped hallway. Carpet, electric radiator, access to large cloaks cupboard, separate airing cupboard and storage.

Lounge/Dining Room

16'9" × 15'8" (5.12m × 4.80m)

A generously sized, well balanced living room. Double glazed powder coated doors lead out to balcony with river views. Carpet, two electric radiators. Archway through to separate kitchen.

Balcony

A small walk on balcony with great views of the river looking out across to the white water rafting centre.

Kitchen

11'4" × 8'7" (3.47m × 2.62m)

Contemporary fitted kitchen with a host of wall and base cupboards, sink drainer with half bowl and mixer tap. Integrated 'Neff' oven and microwave, electric hob, extractor, integrated dishwasher, space for fridge/freezer, tiled floor. Powder coated double glazed window to front elevation.

Bedroom

12'5" x 9'7" (3.80m x 2.94m)

Powder coated aluminium double glazed window to side. Carpet, electric radiator, large built-in wardrobe.

Bathroom

7'6" x 5'10" (2.30m x 1.80m)

Original suite comprising panelled bath with Triton electric shower over, Roca wash hand basin and wc with built-in storage and concealed plumbing. Contemporary radiator, tiling, vinyl floor, extractor, modern lighting, shaver point, mirror.

Outside

Accessed via electrically operated gates to the side of the development, leading to the allocated space for the apartment. Also accessible from a pedestrian door from the road side with secure intercom access.

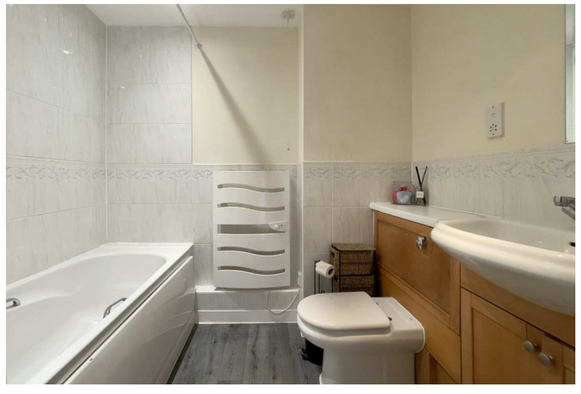
Lease Details

Lease 999 years from 1 May 2001
Ground Rent £150 p.a.
Maintenance/Service Charge £1,800 p.a.

Council Tax

Band E £2,763.66 p.a. (26/27)

Post Code

CF64 1SJ

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