



PLYMOUTH ROAD

Flat 1, 44 Plymouth Road  
Penarth, CF64 3DB

Watts  
& Morgan

# Flat 1, 44 Plymouth Road

Penarth, CF64 3DB

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**£450,000 Leasehold**

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A beautifully presented and recently refurbished, two bedroom ground floor apartment retaining many original features. Conveniently located to local amenities, transport links, Penarth Town Centre, Penarth Clifftops, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hall with utility cupboard, open plan kitchen/dining/living room, spacious primary bedroom with en-suite, second double bedroom and a bathroom. Externally the property benefits from a private garden, an outside store and shared off-road parking. Being sold with no onward chain.

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## Directions

Penarth Town Centre – 0.3 miles

Cardiff City Centre – 4.1 miles

M4 Motorway – 10.0 miles

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Your local office: Penarth

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## Summary of Accommodation

### Accommodation

Entered via an original solid wood door into a porch benefiting from original quarry tiled flooring, a storage cupboard and decorative cornice detailing. A second partially glazed door with glazed side panels leads into a large welcoming hallway enjoying original quarry tiled flooring, picture rails, decorative cornice detailing and a large recessed utility cupboard with space and plumbing provided for freestanding white goods. The open plan kitchen/dining/living room is the focal point of the home and enjoys exposed original floorboards, a central feature original open fireplace, decorative wall panelling, cornice detailing and a bay window to the front elevation with four single glazed sash windows. The kitchen showcases a range of wall and base units with composite work surfaces. Integral appliances to remain include; a fridge/freezer, an electric oven/grill, a 4-zone induction hob with an extractor fan over and a dishwasher. The kitchen further benefits from a feature island unit with a composite work surface and an undermounted stainless steel sink with a mixer tap over.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, decorative cornice detailing and a bay window with four single glazed sash windows. The en-suite has been fitted with a 3-piece white suite comprising; a walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a wash-hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, a wall mounted chrome towel radiator, an extractor fan, recessed ceiling spotlights and a wall mounted circular mirror with adjustable LED light & anti-fog functionality. Bedroom two is another spacious double bedroom and benefits from carpeted flooring, a central feature fireplace, a recessed storage cupboard housing the wall mounted 'Worcester' combi boiler, plate rails and an obscure single glazed sash window.

The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a hand-held shower attachment and a wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from tiled flooring, tiled walls and two single glazed wooden windows.

### Gardens & Grounds

Flat 1, 44 Plymouth Road benefits from a private garden predominantly laid to lawn with a variety of mature shrubs and borders. The property further benefits from a communal storage shed, a private storage shed and a shared driveway to the rear providing off-road parking.

### Additional Information

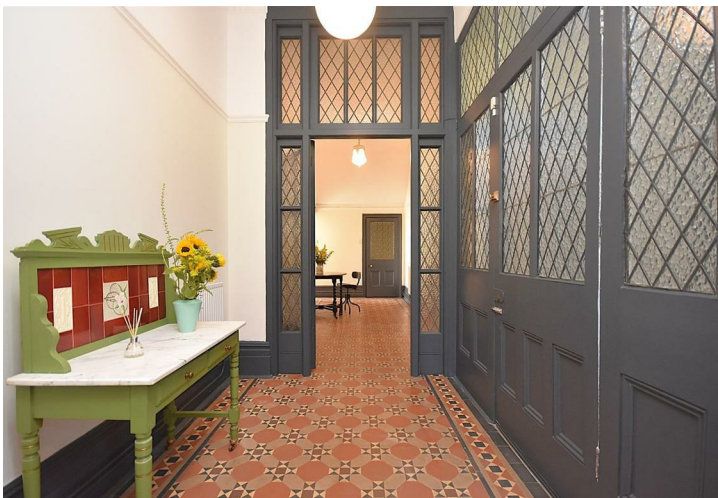
Leasehold - 999 years from 1995 (approximately 968 years remaining).

All mains services connected.

Council tax band 'D'.

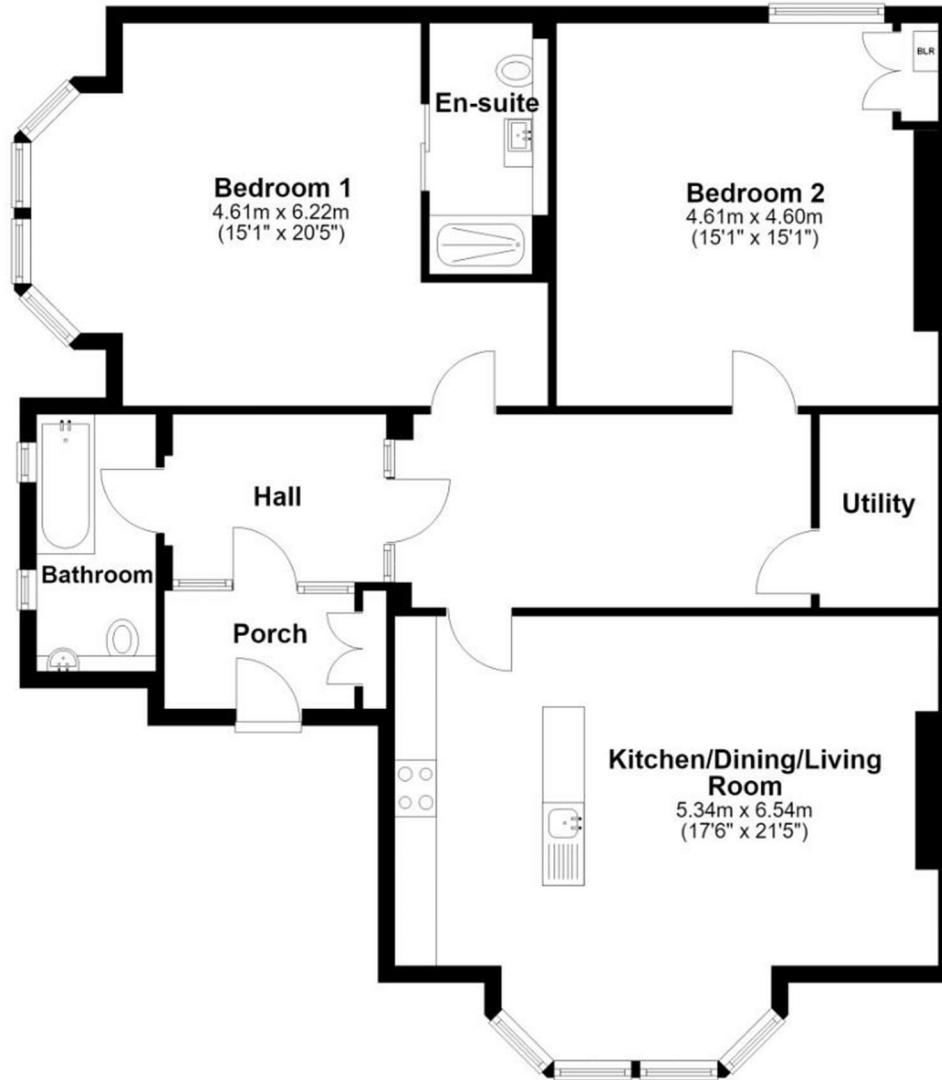
EPC rating 'D'.

We have been reliably informed that the service charge is £960 per annum to include buildings insurance.



## Ground Floor

Approx. 110.3 sq. metres (1187.1 sq. feet)



Total area: approx. 110.3 sq. metres (1187.1 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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